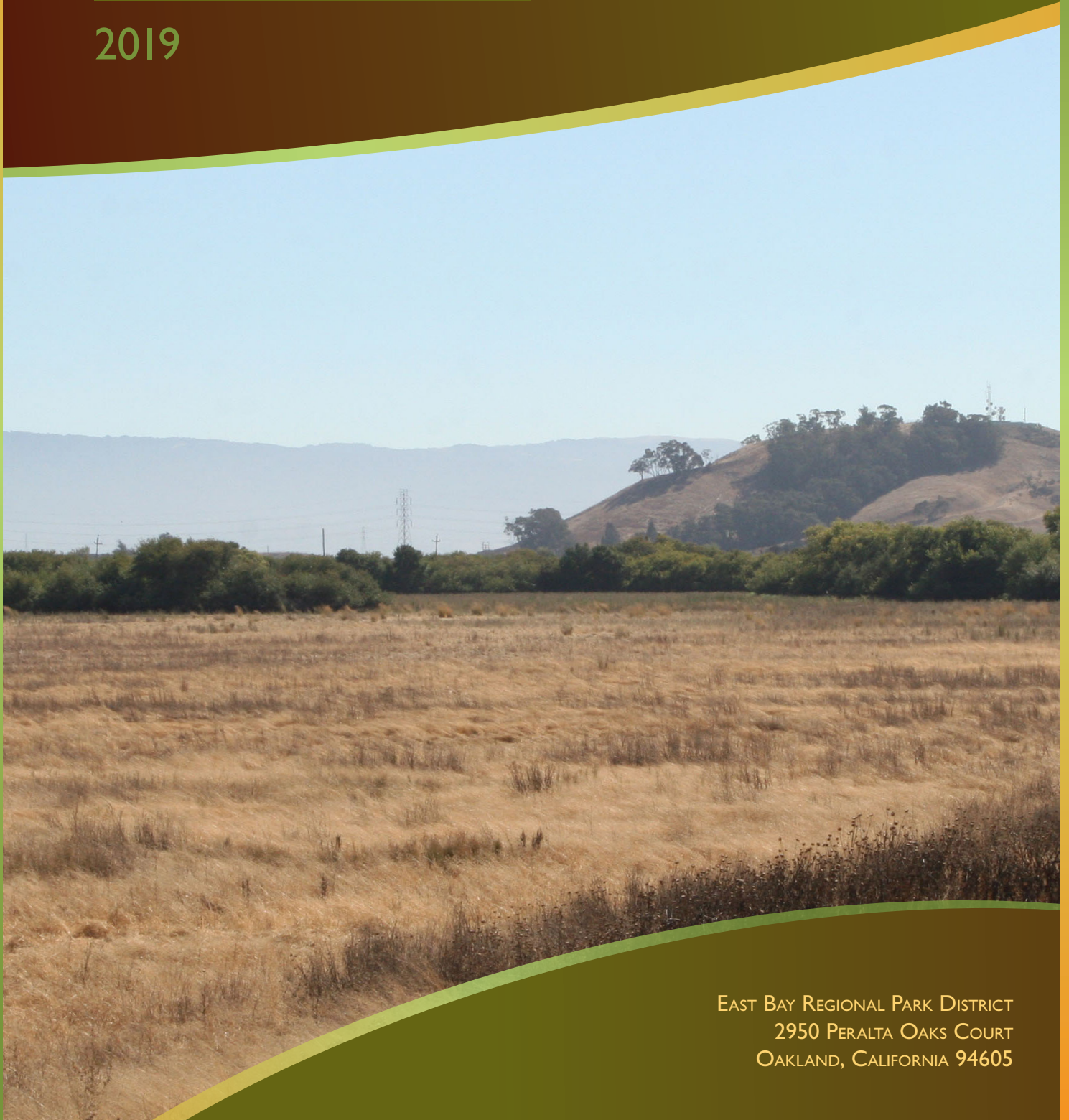


Coyote Hills Regional Park



LAND USE PLAN AMENDMENT

2019



EAST BAY REGIONAL PARK DISTRICT
2950 PERALTA OAKS COURT
OAKLAND, CALIFORNIA 94605

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

LAND USE PLAN AMENDMENT AND PARK DEVELOPMENT PLAN

February 2019 (updated June 2019)

**Resolution No.: 2019-09-225
& Clarification No. 2019-10-249**
(see Appendix C)

East Bay Regional Parks District
2950 Peralta Oaks Court
Oakland, CA 94605

November 2019

TABLE OF CONTENTS

1.	<i>EXECUTIVE SUMMARY</i>	1
1.1	Overview	1
1.1	LUPA Purpose and Contents	1
1.2	LUPA Project Area	2
1.3	Overview of Recommendations	2
1.4	Ongoing Programs and Services	3
1.4.1	Existing Habitat Management	3
1.4.2	Operations and Maintenance	4
1.4.3	Interpretive and Recreation Services	4
1.4.4	Public Safety – Police and Fire Services	4
1.5	Project Considerations	4
1.5.1	Topography, Soils, and Hydrology	4
1.5.2	Habitat and Special Status Species	5
1.5.3	Planning for Climate Change	5
1.5.4	Fire Hazards	6
1.5.5	Public Access and Recreational Facilities	6
1.5.6	Traffic Safety	6
1.5.7	Interagency Coordination	7
1.6	LUPA Actions	7
1.6.1	Land-Use Planning Designations	7
1.6.2	Park Development Plan	8
1.6.3	Utility Coordination and Right of Way Needs	10
2.	<i>INTRODUCTION</i>	11
2.1	Project Location and Overview	11
2.2	Purpose of Land Use Plan Amendment and Relationship to 2005 Coyote Hills Regional Park Land Use Plan	15
2.3	Planning Process	16
3.	<i>LAND USE PLAN AMENDMENT SUMMARY</i>	18
3.1	Concept Overview	18
3.2	Project Goals and Objectives Summary	19
3.3	Plan Recommendations Summary	20
3.3.1	North Area	20
3.3.2	Central Area	21
3.3.3	South Area	21
3.4	Park Development Plan Summary	22
3.4.1	Habitat Restoration and Enhancement and Wildlife Management Activities	22
3.4.2	Recreation and Visitor Serving Facilities	23
3.4.3	Public Access Trails	23
3.4.4	Agricultural Land Uses and Associated Activities	24
3.4.5	Cultural Resources Management Actions	24
3.4.6	Flood Control, Storm Water Management, and Groundwater Protection	25
3.4.7	Climate Change and Sea Level Rise Adaption	25
4.	<i>PLANNING CONTEXT</i>	26
4.1	Site History	26
4.2	Stakeholders and Related Planning	26

4.2.1	East Bay Regional Park District	26
4.2.2	City of Fremont	29
4.2.3	Alameda County Flood Control and Water Conservation District	31
4.2.4	Baylands Ecosystem Habitat Goals Report	33
4.2.5	San Francisco Bay Trail (Bay Trail)	35
5.	<i>ENVIRONMENTAL SETTING</i>	38
5.1	Visual Resources	38
5.2	Agriculture	39
5.3	Biology	39
5.3.1	Historical Ecology	39
5.3.2	Biological Communities	41
5.3.3	Wildlife	49
5.3.4	Plants	58
5.4	Cultural Resources	61
5.5	Geology and Soils	62
5.6	Surface and Groundwater Hydrology	63
5.7	Climate Change and Sea Level Rise	65
5.8	Access and Circulation	67
5.9	Utilities and Infrastructure	68
5.10	Public Services	68
6.	<i>LAND USE PLAN AMENDMENT</i>	69
6.1	Introduction	69
6.2	Goals and Objectives	70
6.3	Planning Methodology	73
6.4	Land Use Planning Units	75
6.4.1	Natural Units	76
6.4.2	Historic Patterson Ranch Farm and Farm Yard Agricultural Unit	80
6.4.3	Ranch Road Recreation Unit	81
6.5	Climate Change and Sea Level Rise Adaptation	82
7.	<i>PARK DEVELOPMENT PLAN</i>	83
7.1	Habitat Restoration and Enhancement	84
7.2	Recreation and Visitor-serving Facilities Construction and Operation	85
7.2.1	Parking, Circulation and Pedestrian Safety Improvements	88
7.2.2	Public Access Trails	90
7.2.3	Picnic Area	96
7.2.4	Education and Interpretive Facilities	97
7.2.5	Cultural Resources and Historic Facilities	97
7.2.6	Fencing	99
7.3	Agricultural Land Uses and Associated Activities	100
7.4	Surface Water and Groundwater Management Activities	101
7.4.1	Southern Wetlands Natural Unit-Phase 1 Flood Control and Mitigation Project	101
7.4.2	Project Area Stormwater Control Facilities	102
7.4.3	Destruction of Abandoned Irrigation Wells	102
7.4.4	Abandon and Destroy Septic Tanks and Leachfields	103
7.4.5	Low-Level Residual Pesticide Contaminated Soil Remediation	103
7.5	Utilities	103
8.	<i>PLAN IMPLEMENTATION</i>	105

8.1	Plan Implementation	105
8.2	Project Costs.....	106
8.3	Implementation Schedule and Project Phasing	107
9.	RECOMMENDED RULES, REGULATIONS AND SPECIAL DESIGNATIONS	110
9.1	Animals-Pet Restrictions	110
9.2	Special Protection Areas and Public Access Restrictions	111
10.	OPERATIONS AND MANAGEMENT.....	112
10.1	Interim Use and Management	112
10.1.1	Patterson Slough Natural Unit	113
10.1.2	Western Wetlands Natural Unit.....	113
10.1.3	Ranch Road Recreation Unit	113
10.1.4	Historic Patterson Ranch Farm and Farm Yard Agricultural Unit.....	114
10.1.5	Southern Wetland Natural Unit	114
10.2	Public Services	114
10.2.1	Police.....	114
10.2.2	Fire and Rescue	114
10.3	Road and Trail Maintenance.....	115
10.4	Habitat Management.....	115
10.4.2	Wetland management	116
10.4.3	Vegetation and Pest Management	116
11.	REPORT PREPARATION.....	118
12.	REFERENCES.....	120

FIGURES

1-1	Regional Location Map
1-2	Land Use Units and Facilities Map Amendment
1-3	Park Development Plan
5-1	Agricultural and Open Space Easements
5-2	Prime Agricultural Lands
5-3	Historical Ecology Map
5-4	Biological Communities
5-5	Special Status Species
5-6	Regional Geology
5-7	Earthquake Faults
5-8	Soils
5-9	Soil Salinity
5-10	Watershed/Hydrology
5-11	Historic Creeks
5-12	Generalized Depth to Shallow Zone Winter Groundwater
5-13	Water Salinity and SAR
5-14	Sea Level Rise
5-15	Existing Utilities
6-1	Landscape Units
6-2	Land Use Units and Facilities Map Amendment
7-1A	Park Development Plan
7-1B	Park Development Plan – Aerial Photo

7-2 Entrance Concept
7-3 Parking Concept
7-4 Trail Plan
7-5A Section: Multi-use Bicycle and Hiking Trail
7-5B Section: Hiking Trail
7-5C Section: Southern Wetlands
7-5D Observation Platform
7-5E Section: Tuibun Trail to Visitor Center
7-5F Section: Tuibun Trail to Visitor Center
7-5G Section: Tuibun Trail to Visitor Center

TABLES

Table 1-1: LUPA Plan Summary8
Table 6-1: Landscape Units Summary 74
Table 6-2: LUPA Plan Summary 75
Table 7-1: Target Land Cover Area and Restoration Enhancement.....85
Table 7-2: Summary of Visitor-Serving Facilities87
Table 7-3: Trail Summary 91
Table 8-1: Implementation Plan Cost Estimate Summary 106

APPENDIX A: Public Outreach and Participation Plan

APPENDIX B: Implementation Cost Estimates

APPENDIX C: East Bay Regional Park District Board Resolution and Clarification

1. EXECUTIVE SUMMARY



1.1 OVERVIEW

In 2014 the East Bay Regional Park District (Park District), through the Regional Parks Foundation, received its largest ever land donation at Patterson Ranch securing Coyote Hills Regional Park from the threat of urban development and expanded the park by approximately 25 percent. The donation, valued at more than \$14 Million, was the result of more than 25 years of negotiations between General Manager Robert E. Doyle and the Patterson family. The Friends of Coyote Hills, Citizens' Committee to Complete the Refuge, and other local stakeholders were actively involved in opposing multiple residential development proposals at the Patterson Ranch.

This Land Use Plan Amendment (LUPA) will advance the Coyote Hills Restoration and Public Access Project, which will preserve and enhance urban agriculture, develop public access facilities including parking, restrooms, wildlife viewing platforms and up to 5 miles of trail while preserving and restoring more than 230 acres of habitat.

1.1 LUPA PURPOSE AND CONTENTS

Shoreline parks have a critical role in providing ecosystem and community services, and in defining, improving and maintaining the Bay Area's quality of life¹. Although southern Alameda County has over seventeen miles of shoreline, public access to San Francisco Bay is limited to three locations with minimal outdoor recreation opportunities and facilities, including many that may be inundated by sea-level rise. Given a population in southern Alameda County that is projected to increase by over 30% by 2040, as well as more jobs, housing growth and sea level rise, demand for access to shoreline open space is dramatically increasing. This LUPA and Park Development Plan recognizes this challenge and serves as a guide for balancing current and future outdoor recreation demand with preservation and restoration of habitat for future generations.

This Land Use Plan Amendment (LUPA) incorporates additional park land uses and management actions into Coyote Hills Regional Park. The purpose of the LUPA, including Land Use Unit Designations and the Park Development Plan, is to detail the planning and management efforts that are needed to restore and enhance existing ecological habitats, provide opportunities for continued agricultural use, and for development of recreation and public access amenities within the Plan Area. Upon adoption by the Park District Board of Directors, this Plan Amendment with its Land Use Designations, Planning Concepts, and management recommendations will be appended to the Park District's **2005 Coyote Hills Land Use Plan**.

The LUPA presents the results of resource inventories, site evaluations, and analysis of potential climate change effects on site resources. Additionally, the LUPA provides recommendations for restoration, protection, and management of site resources as well as recommendations for improvements to

¹ Adapting to Rising Tides, <http://www.adaptingtorisingtides.org/project/art-subregional-project/>

existing facilities and new public access features within the Plan Area. These recommendations for improvements benefited from a robust public outreach program during the planning process.

1.2 LUPA PROJECT AREA



The 306-acre Coyote Hills Restoration and Public Access Plan Area (Plan Area) 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 (**Figure 1-1, Regional Location Map**). The Plan Area is bordered on the west side by the existing Coyote Hills Regional Park and to the east by Ardenwood Boulevard and Paseo Padre Parkway. On the north, the site is bordered by Crandall Creek, just south of the Alameda Creek Flood Control Channel. To the south, a levee separates the Plan Area from un-developed private lands.

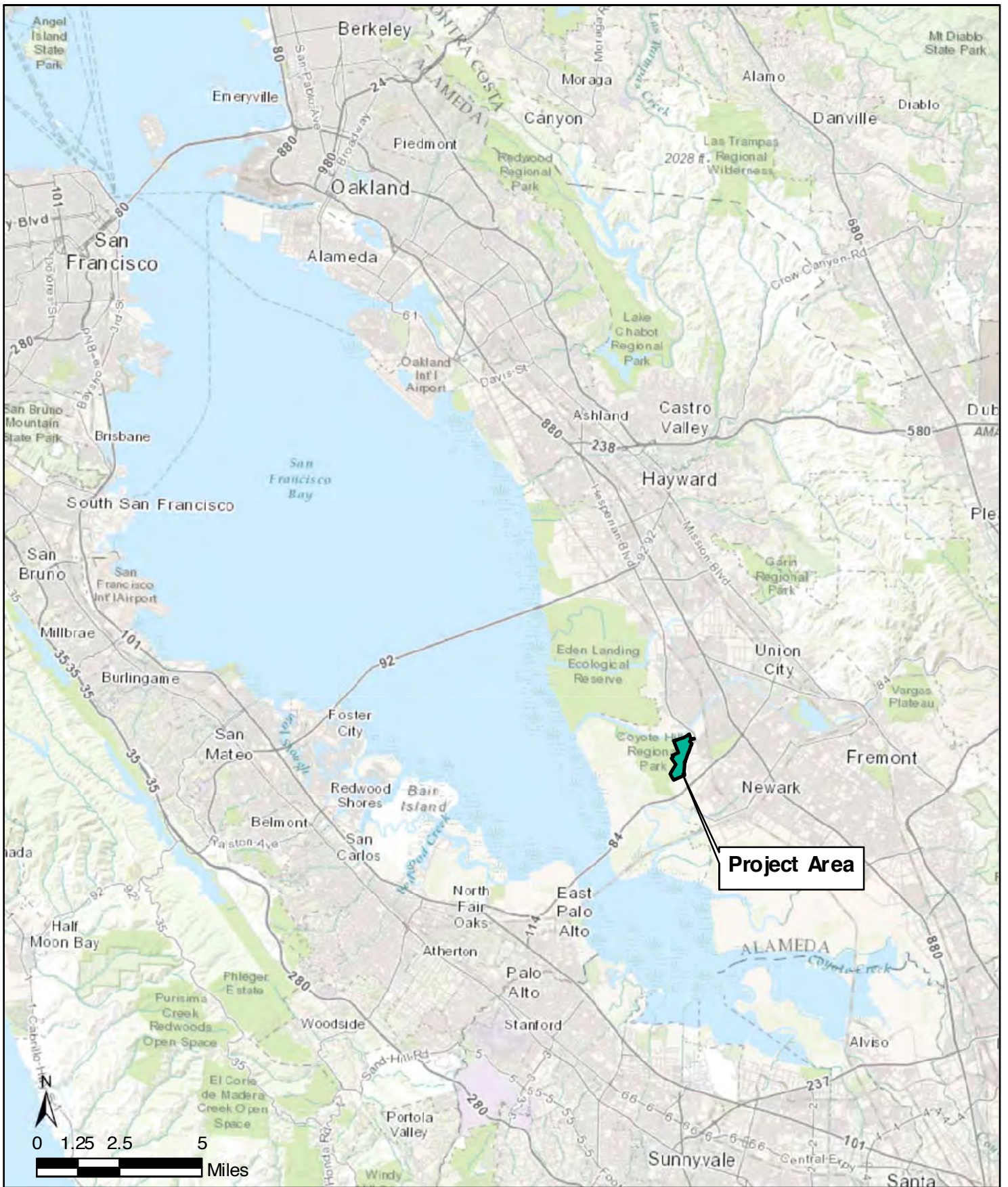
The site is bisected by Patterson Ranch Road, east of the entry kiosk to the existing park located about one-half mile west of Paseo Padre Parkway. Patterson Slough, with its diverse riparian corridor, meanders through the Plan Area north of Patterson Ranch Road. South of Patterson Ranch Road, Ardenwood Creek (Zone 5- Line P) crosses the site. Line P and the lands south of the creek are managed by Alameda County Flood Control and Water Conservation District (ACFCWCD), and will be restored by ACFCWCD for habitat enhancement and flood risk management.

1.3 OVERVIEW OF RECOMMENDATIONS

The LUPA divides the Plan Area into five geographic areas that have differing site conditions. Each of these units is designated as a Natural Unit, an Agricultural Unit, or a Recreation Unit, with land uses specific to each unit. The LUPA contains recommendations for resource management actions, facility improvements, as well as restoration and enhancement activities within each unit that are contained in the Park Development Plan.

Recommendations for use and management within the Plan Area include:

- § Fully integrate the Plan Area with the existing Coyote Hills Regional Park, including recreation, trails, resource management and interpretive activities.
- § Protect, restore, and enhance mixed riparian forest and oak savanna natural communities, including riparian expansion along Patterson Slough.
- § Create new seasonal and perennial wetlands and enhance existing wetlands.
- § Improve the Park entry, including installing park entry signage, restoring the gravel lot with landscaping along the Paseo Padre Parkway frontage, and relocating the entry Kiosk.
- § Coordinate traffic safety improvements at the intersection of Paseo Padre Road and Patterson Ranch Road with the City of Fremont.



Project Area

**FIGURE 1-1
REGIONAL LOCATION MAP**

COYOTE HILLS LAND USE PLAN AMENDMENT

DATE: 3-5-19

- § Construct a new parking and staging area, including a picnic area, restroom, drinking fountain, bicycle and bus parking.
- § Construct new public access facilities, including new hiking and mixed-use trails with wildlife viewing platforms, interpretive exhibits and site furnishings.
- § Connect Plan Area trails to Dumbarton Quarry by the Bay Campground, Alameda Creek Trail, and San Francisco Bay Trail.
- § Design mixed-use trails to provide mosquito/vector control access to wetlands and provide emergency vehicle and maintenance access.
- § Manage and protect cultural resources, including providing compatible recreational and interpretive opportunities. Provide for public safety, cultural and biological resource preservation through the timely removal of the deteriorated Contractors residence. This building has become an attractive nuisance and fire and public safety hazard, and encroaches into sensitive cultural and biological resource areas.
- § Preserve the existing “Milk House” building and possibly adapt and re-use it. Dismantle the “Contractors Residence” located on sensitive habitat and a sensitive cultural resources site.
- § Continue farming by a contract organic farm operator.
- § Coordinate implementation of the Southern Wetlands Natural Unit with ACFCWCD, including installation of trails, wildlife overlooks, fences and gates, and a bridge over Ardenwood Creek/Line P.
- § Upgrade utilities to the Visitor Center, extend utilities to the new staging area and farm yard area.
- § Advance opportunities to implement the Park District’s Climate Smart Initiative.

1.4 ONGOING PROGRAMS AND SERVICES

1.4.1 EXISTING HABITAT MANAGEMENT

The Plan Area contains a variety of plant communities and land cover types including: urban or altered lands, fallow and cultivated farm fields, disturbed and weedy grassland areas, degraded seasonal wetlands, and mixed riparian forest along Patterson Slough. All of these have been substantially altered over time by human activities, especially by historic farming and flood control facilities construction as well as by internal road and trail development and



adjacent residential development. The biological value of the Plan Area has also been affected by the introduction of non-native wildlife and weedy and aggressive invasive plant species.

Most of the Project Area is in a “Land Bank” status. Ongoing land management actions have focused on vegetation management to control weeds, reduce fire fuels, and to improve the general appearance of the site. The remainder of the site is either leased for farming, or under the direction of ACFCWCD to be managed for flood protection and habitat enhancement.

1.4.2 OPERATIONS AND MAINTENANCE

Staff from the Park District’s Operations and Public Safety Departments serve as the primary presence within the Plan Area on a day-to day basis, and manage the site as well as the existing Coyote Hills Regional Park. Developed facilities within the Plan Area include a small parking area and hiking trails that connect to Coyote Hills Regional Park, the Alameda Creek Regional Trail, and San Francisco Bay Trail.

1.4.3 INTERPRETIVE AND RECREATION SERVICES

Currently there are no interpretive facilities within the Plan Area. When the proposed LUPA facilities are constructed, interpretive programs could be provided by the Park District’s Interpretive Parkland Unit that currently operates out of the existing Coyote Hills Regional Park Visitor Center.

1.4.4 PUBLIC SAFETY – POLICE AND FIRE SERVICES

1.4.4.1 Police Services

The Park District provides police protection services to the Plan Area out of its Public Safety Headquarters at Lake Chabot Regional Park in Castro Valley. District police vehicles and helicopters patrol the Plan Area daily.



1.4.4.2 Fire Services

The Park District provides fire prevention, suppression and fire safety/rescue in coordination with the City of Fremont Fire Department and the Alameda County Fire Department through a Mutual Response Agreement. This service includes the Plan Area.

1.5 PROJECT CONSIDERATIONS

Site history, existing conditions and planning considerations that form the basis for the LUPA and Park Development Plan are summarized in this section.

1.5.1 TOPOGRAPHY, SOILS, AND HYDROLOGY

The LUPA area is gently sloping to the west, towards the existing Coyote Hills and San Francisco Bay. Soil and hydrologic conditions vary over the area with moderately saline-alkali soils occurring in the southern portion of the Plan Area, and slightly saline soils throughout some of the remainder of the site. Most of the area has a relatively high groundwater table that varies seasonally (and with the total amount of rainfall received each year) from as shallow as two feet below ground surface to as much as five or six feet below ground surface.

The Plan Area consists of a poorly drained topographic basin or bowl separated from San Francisco Bay by the Coyote Hills and a short dike or levee. There are two prominent drainage features within the Plan Area: Patterson Slough



and Line P/Ardenwood Creek. Patterson Slough is a natural channel that receives most of its flow from shallow intercepted groundwater. Line P/Ardenwood Creek is a flood control channel that was recently restored in the Plan Area, and drains a mostly urban watershed to the east. The two drainage features flow northwest through the Coyote Hills Regional Park and discharge through the Alameda Creek Flood Control Channel south levee via a series of tidal gates. Drainage is imperfect within the site and portions of the Plan Area have depressions that feature ponded water following heavy rain events.

1.5.2 HABITAT AND SPECIAL STATUS SPECIES

The Plan Area has been intensively farmed for more than 150 years, with farming activities generally discontinued in the early 2000's, except at an approximately 40 acre area south of Patterson Ranch Road and immediately west of Paseo Padre Parkway where soil and hydrologic conditions remain favorable. Most of the formerly farmed lands have since become ruderal or weedy fallow fields that are mowed and grazed for weed control and fire fuels management.



Patterson Slough is the most prominent high value habitat feature within the Plan Area. It is a relic of a historic meandering creek system that is principally fed by intercepted groundwater and is lined by a mixed riparian forest plant community containing Willows, Coast live oak, Western sycamores, Cottonwoods, and Box elders. It is a remnant of one of the largest historic willow sausals (willow marshes) of the eastern San Francisco Bay.

The Plan Area and vicinity supports a large population of migratory birds that are protected under the Migratory Bird Treaty Act (MBTA) as well as several

special status raptors, such as the Northern Harrier (*Circus hudsonius*) and White Tailed Kite (*Elanus leucurus*), making it a popular bird watching destination in the region.

Salt marsh harvest mouse (*Reithrodontomys raviventris*) and California black rail (*Laterallus jamaicensis coturniculus*) are not present within the Plan Area, but occur in pickleweed-dominated seasonal wetlands west of the site within the existing Coyote Hills Regional Park.

1.5.3 PLANNING FOR CLIMATE CHANGE

The Project Area is physically separated from the rise and fall of Bay tidal waters by the Coyote Hills and a short levee or dike running between the north end of the Hills and the Alameda Creek Flood Control Channel. Therefore, the Plan Area is not directly affected by the tidal effects of sea level rise. The LUPA goals address climate change and climate change resiliency by anticipating changes to shallow zone groundwater levels and groundwater salinity, as well as expected changes to rainfall and temperature. Climate adaptation is a key component of the restoration and enhancement plan concepts and proposed design improvements.

The Plan Area presents opportunities to advance the Park District's Climate Smart Initiative. This could include active measures to reduce the Park's carbon footprint by fostering carbon neutral transportation

facilities including bicycle and pedestrian facilities and bus service to the park. Agricultural facilities onsite could feature farming practices that trap atmospheric carbon via low-till farming, compost application, use of organic mulch, and crop rotation. The habitat restoration and enhancement component of the Park Development Plan also includes carbon trapping features such as extensive native tree and shrub planting, and expanding riparian forest and wetland habitats.

1.5.4 FIRE HAZARDS

The Plan Area consists primarily of weedy grasslands with moderate fire hazard potential. Grassland and oak savanna enhancement, as well as vegetation management using a prescriptive mowing program, selective grazing, and controlled burns can be used to control and reduce wildfire hazard.

1.5.5 PUBLIC ACCESS AND RECREATIONAL FACILITIES

The Plan Area is currently in a land bank stratus with one approximately 60 car informal gravel parking lot located along the frontage of Paseo Padre Parkway. This parking lot currently functions as an informal trailhead feeding into the popular Tuibun trail running parallel with Patterson Ranch Road from Paseo Padre Parkway to the Visitor Center, and the San Francisco Bay Trail running parallel to Paseo Padre Parkway and connecting to the Alameda Creek Regional Trail to the North.



The LUPA Park Development Plan identifies opportunities to make trail connections to existing trails within Coyote Hills Regional Park and the Dumbarton Quarry by the Bay Campground, as well as to the San Francisco Bay Trail along Paseo Padre Parkway and Ardenwood Boulevard. Trails within the Plan Area will include minimally improved hiking trails as well as fully accessible multi-use trails that accommodate the Americans with Disabilities Act (ADA). Multi-use trails would be for hiking and bicycling and wide enough to allow park maintenance and public safety vehicles and serve as Emergency Vehicle Maintenance Access (EVMA) routes. Equestrians will continue to be allowed on the existing Tuibun Trail, including portions that would be relocated or improved. Approximately 4 miles of multi-use trails, and approximately 0.5 miles of hiking only trails would be constructed if the LUPA is fully implemented. Other recreational facilities are described in more detail in the Park Development Plan in section 1.6.2 below.

1.5.6 TRAFFIC SAFETY

Since Coyote Hills first opened nearly 50 years ago, the City of Fremont has redesigned Paseo Padre Road to a high-speed parkway with an un-signalized intersection at the park entry. Vehicle speeds and higher traffic volume from build-out of the City over the past 50 years have made it challenging to safely access the park. Growth in the City, especially office uses across Paseo Padre Parkway from the park, has made this intersection crossing a thoroughfare for bicyclists and pedestrians accessing the park. Expanding the park boundary to Paseo Padre Parkway presents an opportunity for the Park District to work with the City of Fremont to address intersection safety.

The Park District’s traffic engineer has analyzed safety at this intersection and recommends a number of improvements that would improve safety for pedestrians, bicycles and vehicles. These recommendations include installing an activated flashing crosswalk warning beacon upgradeable to a full traffic signal in the future. The LUPA recommends coordinating the implementation of these intersection improvements with the City of Fremont and for the Park District to contribute to the fair share cost of these improvements based on the incremental increase in traffic from the build-out of the LUPA Park Development plan.

1.5.7 INTERAGENCY COORDINATION

The Park District will coordinate utility improvements, flood control improvements, public access and recreation facilities, including parking areas, trails, and new pedestrian and bicycle bridges, and resource protection and enhancement actions with the following agencies:

- § City of Fremont
- § Alameda County Flood Control and Water Conservation District
- § Alameda County Water District
- § Union Sanitary District
- § Pacific Gas & Electric Company and other utility providers
- § Fremont Unified School District,
- § The San Francisco Bay Trail
- § Representatives of the Ohlone people

1.6 LUPA ACTIONS

1.6.1 LAND-USE PLANNING DESIGNATIONS

The Plan Area has been separated into three land use designations: *Natural Use*, *Recreational Use*, and *Agricultural Use*. These are subdivided into five Planning Units to reflect the variety of soil and hydrologic conditions, plant and wildlife habitat, as well as current use at the site, as shown in **Figure 1-2, Land Use Plan Amendment**, and summarized in **Table 1-1**.

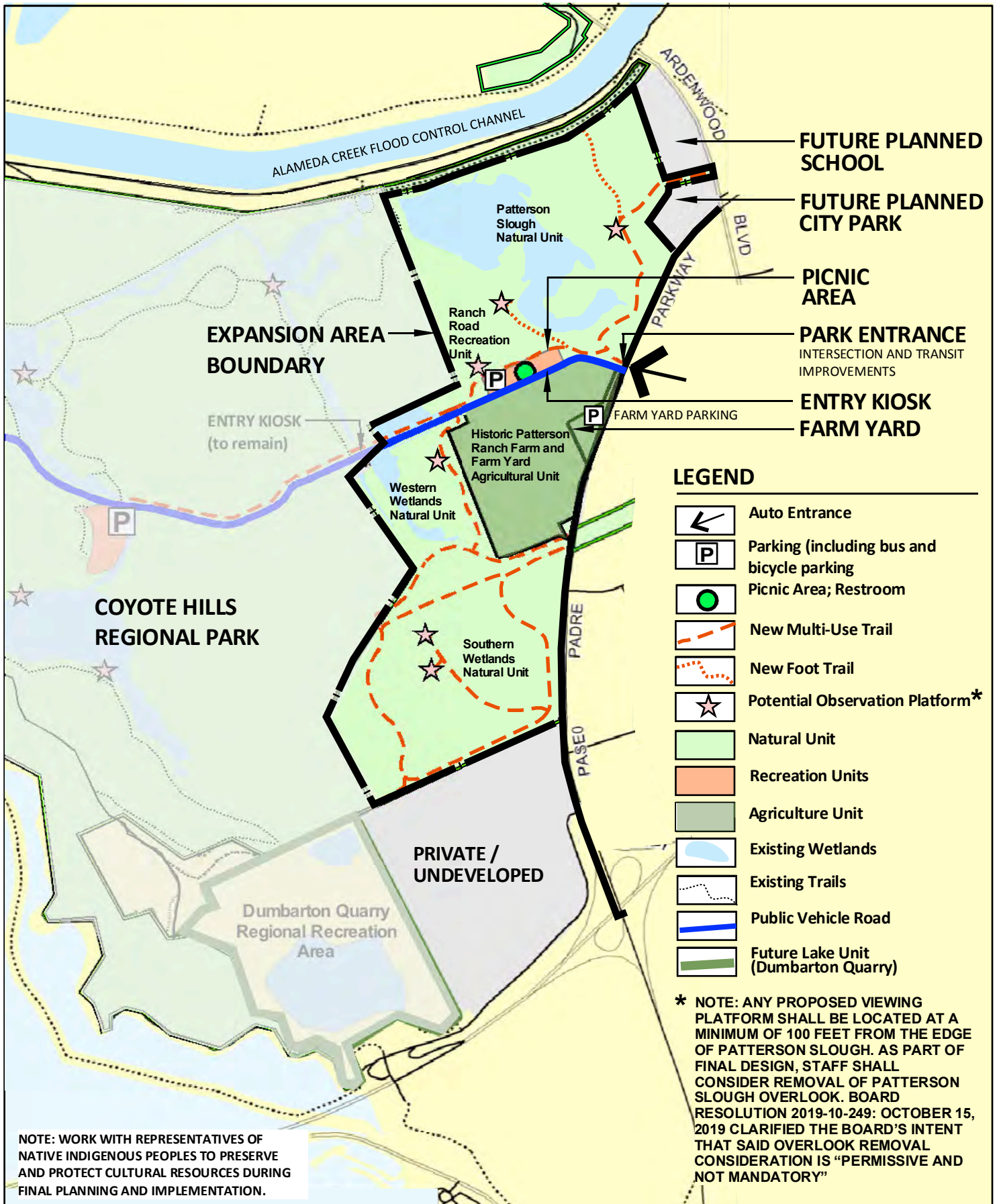


FIGURE 1-2

LAND USE UNITS AND FACILITIES MAP AMENDMENT

COYOTE HILLS LAND USE PLAN AMENDMENT

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Table 1-1: LUPA Plan Summary

Land Use Designation	Planning Unit	Acres	Description
Natural	Patterson Slough	126	Mixed riparian forest, oak savanna, hiking and multi-use trails, and wildlife observation platforms.
	Western Wetlands	29	Enhanced and expanded seasonal wetlands, mixed riparian forest, multi-use trail, and wildlife observation platform.
	Southern Wetlands	99	Flood control & wetlands creation, multi-use trails, and wildlife observation platforms.
Agricultural	Historic Patterson Ranch Farm	45	Agricultural, carbon farming, farm stand with parking, park entry sign, restore and landscape informal gravel lot.
Recreational	Ranch Road Recreation	7	Park Staging Area (parking lot, restrooms), wildlife observation platform, picnic area, park entry kiosk, bus parking and drop-off.
Total Acreage		306	

Most of the Plan Area is designated as Natural Use (254 acres). The Natural Use designation encompasses three of the Planning Units: Patterson Slough, Western Wetlands, and Southern Wetlands. Implementation actions within the three Natural Use Planning Units could consist of habitat restoration and enhancement, flood control and wetlands mitigation, and public access facilities (trails and wildlife viewing platforms). The Agricultural Use designation includes the Historic Patterson Ranch Farm Unit, which could continue to be used for agricultural purposes. Implementation actions within the Recreational Use designation include visitor-serving facilities such as trails, kiosk, parking, restrooms, utilities and improvements to the Park entry and Patterson Ranch Road/Paseo Padre intersection.

1.6.2 PARK DEVELOPMENT PLAN

The Park Development Plan describes proposed LUPA implementation actions (see **Figure 1-3, Park Development Plan**). This includes new facilities such as a new entry kiosk, parking area, restroom and picnic facilities, entry area native landscaping, signage, over 4 miles of new hiking and multi-use trails, wildlife observation platforms, and approximately 150 acres of habitat protection, restoration and enhancement. Trail connections would be provided to the San Francisco Bay Trail as well as a connection to the City’s proposed Dumbarton Bridge to Quarry Lakes and other regional trails. A flood



management and habitat enhancement project covering about 100 acres in the southern part of the Plan Area would be constructed by Alameda County Flood Control and Water Conservation District.

Proposed habitat restoration and enhancement types would include willow thicket and mixed riparian forest along and adjacent to Patterson Slough north of Patterson Ranch Road, as well as oak savanna, seasonal wetlands, and enhanced grasslands. The Project would protect existing views of the Coyote Hills along Paseo Padre Parkway, continue urban agriculture, and preserve, protect and interpret the site's natural resources, Native American culture and historic resources. Urban agriculture and agricultural-related activities, such as a farm stand, would be located on approximately 45 acres of land on the south side of Patterson Ranch Road.



Restoring site resources and managing the site to advance the Park District's Climate Smart Initiative includes monitoring and adaptation to accommodate climate change and sea level rise-related threats to the Park's resources. LUPA actions such as urban agriculture and native tree forestation to absorb atmospheric carbon and other greenhouse gases (GHGs), are other important components of the Plan. Implementation would also provide opportunities for cooperative environmental education, use of volunteers, and university research partnerships. LUPA components could be implemented in phases as part of the Park District's Capital Improvement Program and grant funding and permits are secured.

1.6.3 UTILITY COORDINATION AND RIGHT OF WAY NEEDS

Trail use agreements and/or a lease amendment may be necessary for construction and operation of public access facilities on ACFCWCD lands, such as the multi-use trail bridge crossing over Ardenwood/Line P creek, and bridge connection of the Plan Area to the existing Crandall Creek Trail to the North.

Improvements to the Patterson Ranch Road – Paseo Padre Parkway intersection (including restoration of the existing gravel lot) and trail connections to the San Francisco Bay Trail along the Parkway should be coordinated with the City of Fremont. An Encroachment Permit for portions of this work may be needed.



Approvals and payment of fees will also be needed for utility hookup and utility upgrades from Alameda County Water District, Union Sanitary District, and Pacific Gas & Electric (PG&E). The proposed staging area restroom will require annexation into Union Sanitary District service area. Proposed trails cross several easements held by these agencies (as well as Kinder Morgan gas pipeline) and approvals for trail construction may be needed.

2. INTRODUCTION



2.1 PROJECT LOCATION AND OVERVIEW

Coyote Hills Regional Park was originally part of the historic Patterson Ranch, which comprised nearly 6,000 acres of farmland along the East Bay shoreline and included portions of the present Cities of Fremont, Union City and Newark (Figure 1-1, Regional Location Map). Although the original Patterson homestead is located in nearby Ardenwood Historic Farm, most of the former ranch now encompasses residential and commercial uses.

The East Bay Regional Park District (Park District) acquired an approximately 296-acre undeveloped parcel that was formerly part of the Patterson Ranch planned residential development in Fremont. An adjacent 10-acre undeveloped parcel (formerly designated by the City of Fremont as a church/religious assembly site) was later added with a trail/emergency vehicle and maintenance easement connecting



the park to Ardenwood Boulevard. These lands will become part of Coyote Hills Regional Park through the adoption of this Land Use Plan Amendment (LUPA) and Park Development Plan that will guide project implementation and management for this area.

The land represents the largest remaining parcel of open space within the urbanized area of Fremont and increases the land mass of Coyote Hills by about one-quarter to approximately

1,266 acres. Addition of these lands to Coyote Hills Regional Park will increase the range of opportunities for recreational use, habitat restoration and agricultural use at the Park. Habitat restoration and enhancement concepts were developed with public input to add increasing ecological complexity and diversity to the wetland habitats provided at the nearby U.S. Fish and Wildlife Service Don Edwards Wildlife Refuge and the California Department of Fish and Wildlife managed Eden Landing Ecological Reserve, as well as to existing Coyote Hills Regional Park trails and the soon to be opened Park District’s Dumbarton Quarry by the Bay Campground.

Purpose and Vision. The purpose of this Land Use Plan Amendment (LUPA) and accompanying Park Development Plan is to detail the planning and management efforts to be implemented to restore and enhance existing ecological habitats, provide opportunities for continued agricultural use, and for development of recreation and public access amenities within the Park Expansion Project Area at Coyote Hills. Project actions will provide a balance between restoration and passive recreation and be well integrated to fit into the existing Park Land Use Plan.

A central theme of the Park Expansion area is that it will be planned and managed as a “**Climate Smart Park.**” This means that park resources, habitat restoration and public access improvements will be designed to be resilient to climate change, and challenges associated with sea level rise. The Park will be operated in a way that provides opportunities for public education and scientific research on climate change. It will also be a model on how a park can be managed to maximize its contributions to combating climate change through sequestration of atmospheric carbon, and minimize its incremental contribution to climate change, often referred to as its “**carbon footprint**”.



Shoreline parks and recreation have a critical role in providing ecosystem and community services, and in defining, improving and maintaining the Bay Area’s quality of life². A recent Park District economic study concluded that District lands provide services to East Bay residents and others with an economic value of about \$500 million annually. District open space preservation, parks, and trails support the continuing natural functions of the landscape as well as recreation value and natural beauty³. As population, housing and jobs grow in the Bay Area, demand for outdoor recreation along the shoreline has been rapidly increasing while outdoor recreation opportunities are severely limited on public lands in the area, thereby increasing visitor demand to Coyote Hills Regional Park more than ever.



Southern Alameda County is one of the most ethnically and culturally diverse regions in the Bay Area, with a projected population growth of over 30% by 2040. Coupled with an anticipated housing shortfall of more than 20,000 units and 15-20% job growth in the region by 2025⁴, demand for outdoor recreation opportunities is expected to dramatically rise.

² Adapting to Rising Tides, <http://www.adaptingtorisingtides.org/project/art-subregional-project/>

³ Quantifying Our Quality of Life, An Economic Analysis of the East Bay’s Unique Environment, 2017. <https://www.ebparks.org/civicax/filebank/blobdload.aspx?BlobID=29202>

⁴ Plan Bay Area https://mtc.ca.gov/sites/default/files/2-The_Bay_Area_In_2040.pdf

There are over seventeen miles of shoreline adjacent to Coyote Hills in the area between Highway 92 (San Mateo Bridge) and the southern boundary of Alameda County. Besides Coyote Hills Regional Park, public lands within this shoreline band are primarily within the Eden landing Ecological Reserve (ELER, California Department of Fish and Wildlife) and Don Edwards National Wildlife Refuge (USFWS), both part of the South Bay Salt Ponds Restoration Project (<http://www.southbayrestoration.org/>). The remainder of shoreline lands are privately owned and operated as part of the Cargill San Francisco Bay Salt Ponds.



Within the 6,400 acre ELER, public use is allowed on approximately 14 acres, with facilities including a 13,000 foot long section of the San Francisco Bay Trail, 13,000 feet of seasonally closed spur trails, a watercraft launch, benches, interpretive exhibits and a 24-vehicle trailhead parking area. Hunting is allowed ten days per year with a capacity of 100 hunters⁵. This represents less than 0.3% of the Reserve that is available for outdoor recreation. Planning is currently underway for expansion of the Reserve for habitat restoration, flood risk management, and recreation, although the extent of additional recreation and public access facilities has not yet been determined.

Within the 8,500-acre Don Edwards Refuge Headquarters (part of 30,000 acres in the entire SF Bay area), there are approximately ten miles of trails, a Visitor Center, parking area and site furnishings⁶. This represents approximately 4 acres and also less than 0.05% of the Refuge where outdoor recreation is allowed. South Bay Restoration Project activities within the Refuge (in Alameda County) did not include any additional recreation or public access facilities.



Shoreline trails, the outdoor recreation feature in highest demand, are especially vulnerable to sea level rise impacts, and will become an increasingly limited resource. As sea level rises and storm events begin to cause more extensive and longer duration flooding, park and recreation assets along the Bay will become more costly to maintain, have services

disrupted and compromised and some may disappear entirely. Of the few trails that are available in neighboring wildlife refuges, many are expected to be gradually lost to sea level-rise and storm event flooding. This particularly impacts people with limited mobility because it is difficult to maintain a proper trail surface on regularly flooded trails and unpaved trails close to the shoreline.⁷

AGAG Alameda County Population and Residential Growth Projections
https://abag.ca.gov/planning/interregional/pdf/projections/IRP_Projections-Alameda_County.pdf

⁵ South Bay Salt Pond Restoration Project, Eden Landing Phase 2 August 2017 Draft Environmental Impact Statement/Report, August 2017

⁶ https://www.fws.gov/refuge/Don_Edwards_San_Francisco_Bay/trailmaps.html

⁷ Adapting to Rising Tides <http://www.adaptingtorisingtides.org/project/art-subregional-project/>

Providing public access and recreation facilities at Coyote Hills is therefore critical to meet growing regional demand for outdoor recreation, open space and shoreline access, as part of a healthy community and region.

Location. The Plan Area borders much of the eastern boundary of Coyote Hills Regional Park, extending eastward to Paseo Padre Parkway (a City of Fremont designated scenic route). The site includes approximately 5,000 linear feet of street frontage along Ardenwood Boulevard and Paseo Padre Parkway. The recently constructed San Francisco Bay Trail runs along the west side of these streets and proposed Park Expansion area trails will connect to this and other City of Fremont trails. Ardenwood Creek and the J Ponds area borders the property to the west, which is owned and managed by the Alameda County Flood Control and Water Conservation District (ACFCWCD) and leased to the Park District. See **Figure1-1, Regional Location Map**. The Alameda Creek Regional Trail borders the property to the north, atop a flood control levee, just beyond Crandall Creek. The property is bisected by Patterson Ranch Road, with an entry kiosk to the existing park located one-half mile west of Paseo Padre Parkway, south of Patterson Ranch Road. Ardenwood Creek (Zone 5 Line P) crosses the site. Line P and the lands south of the creek are also managed by ACFCWCD. It is in the process of being restored for



wildlife habitat and flood risk management.

This property addition provides an opportunity to increase the size of the Park, restore and enhance habitat, including adding some habitat types not currently in the existing Park, to move the Park entrance closer to Paseo Padre Parkway, to bring the park closer to adjacent urban uses, and to develop a more prominent entry point into one of the Park District's most heavily visited parks, while preserving views of the scenic Coyote Hills.

2.2. PURPOSE OF LAND USE PLAN AMENDMENT AND RELATIONSHIP TO 2005 COYOTE HILLS REGIONAL PARK LAND USE PLAN

In accordance with the Park District Master Plan's Resource Management and Land Use Planning Policies *PRPT 12 and PRPT 13*, Land Use Plans provide guidance for resource management, recreational facilities, and land use designations appropriate for the site. This Plan is a long-range document that includes resource protection and public use recommendations that the Park District may implement over many years. The Plan incorporates the additional parkland into Coyote Hills Regional Park. The planning process also considers regional uses beyond parkland boundaries, contemplating how actions within the planning area may affect and are compatible with surrounding properties, including adjoining ACFCWCD flood risk management lands and local and regional trail network including the San Francisco Bay Trail and Alameda Creek Trail.

Project Vision This LUPA was developed in recognition of the long site history of human habitation by the Ohlone people, historic agricultural use, and the significant existing and potential wildlife habitat within the planning area. Park development will proceed in a thoughtful manner to make the transition of this area to a public open space park, while balancing public access and wildlife management goals and objectives.

The overall vision of the Plan is to restore and enhance the ecological integrity, complexity, and diversity, and environmental resources within the planning area, as well as provide compatible public access trails, recreational facilities and interpretive opportunities that recognize the site's significant historic and cultural heritage. The Park Development Plan includes illustrated concepts, recommendations and actions, and a cost estimate and timeline to realize this vision.

Relationship to 2005 Coyote Hills Land Use Plan. The Park District adopted the current Land Use Plan for Coyote Hills Regional Park in 2005, and engaged the public through an extensive community outreach process. The result is a comprehensive planning document to guide project implementation. This Land Use Plan Amendment, when formally adopted by the Board of Directors of District, will update and complement previous planning documents for the area. It is not intended to replace the original Land Use Plan released in 2005; these plans and their recommendations will remain in effect except where specifically amended by this document. It will be valid for as long as its recommendations are consistent with the mission and directive of the Park District Board and may be updated as the Park District acquires new properties, conditions change, or as new priorities arise.

COYOTE HILLS REGIONAL PARK
Land Use Plan



April 19, 2005

East Bay Regional Park District

2.3 PLANNING PROCESS

The project planning process for preparation of the LUPA and Park Development Plan involved the following steps:

- Collection and review of background information on the park, including the 2005 Coyote Hills Regional Park Land Use Plan and CEQA document and the 2010 Patterson Ranch Development EIR.
- Field mapping, data collection and analysis of topography, wetlands, plant communities and wildlife habitat, surface and groundwater hydrology, site geology and soil conditions, parking and traffic conditions and traffic control needs, and cultural resources.
- Review of title reports, easements and agreements, and other property and boundary information.
- Investigation of existing and needed utilities and infrastructure.
- Interviews and discussions with the Park Supervisor and senior management staff, including discussing park area management needs, grazing and agricultural operations, recreation and trail use and expectations for increased park usage following construction of improvements and restoration, traffic conditions, and traffic management needs.
- Meetings and discussions with key project stakeholders on project options and resource enhancement and management needs.
- Development of a public outreach and participation plan (see **Appendix A**).
- Implementation of the community outreach and public participation process to gather input from the public, stakeholders and interested parties. Public input received at these meetings was utilized in the development of the Land Use Plan Amendment and Park Development Plan. A goal of the public participation program, while affording numerous opportunities for different groups and organizations to be involved, is to focus review in ways that emphasize the site-

specific planning perspective associated with the project and give participants the opportunity to understand project concepts and to comment on issues and concerns to be addressed in the Plan. Summary packets for Workshops #1 and #2, including meeting notes, are included in Appendix A.



Two public workshops and a CEQA scoping meeting were held, as well as four public presentations before the Park District Board Executive Committee, and full Board of Directors. At the two workshops, approximately 53 members of the public signed in and participated in a review of resources, opportunities and constraints, options and initial Land Use Plan concepts. Meetings (to date) include:

- District Board Executive Committee Meeting - July 6, 2017
 - Public Workshop #1 - August 14, 2017, City of Fremont Public Library
 - District Board Executive Committee Meeting - November 2, 2017
 - Public Workshop #2 - November 13, 2017, City of Fremont Senior Citizen Center
 - District Full Board Meeting - February 20, 2018
 - Notice of Preparation of Environmental Document (CEQA) Meeting - May 31, 2018, at District Headquarters
 - Native American Consultation (AB 52) – April 26, 2018
- In addition to the public meetings and workshops, updated project information has been posted regularly to the Park District Project website (https://www.ebparcs.org/parks/coyote_hills/). The website postings have included meeting material and presentation information.

3. LAND USE PLAN AMENDMENT SUMMARY



3.1 CONCEPT OVERVIEW

One of the central concepts of this Land Use Plan Amendment is to protect, restore, enhance, and maintain the natural resources of the Park Expansion area. The Plan recognizes that Coyote Hills is one of the most popular and historically important wildlife and bird watching, and nature photography areas in northern California. A key element of the Plan will be protection and interpretation of the area's significant historic and cultural resources and sensitively locating and designing public facilities for use by Park visitors. Integration of the Park Expansion area's resources into the larger Coyote Hills Park, will add to the ecological complexity and diversity of the overall Park ecosystem. Such integration will be especially valuable, both from a wildlife use as well as from a park visitor perspective.

Restoration, enhancement, and management of the Park will be completed within the overarching framework of a **Climate Smart Park**. This means that visitor serving and public access facilities, along with restored and enhanced habitat areas have been planned to be adaptable and resilient to climate change and the effects of San Francisco Bay sea level rise. It also provides opportunities for public education and climate science research and management techniques aimed at adapting to and minimize climate change effects. Key project elements, such as soil composting, tree planting and wetland expansion can also provide a meaningful contribution to addressing climate.

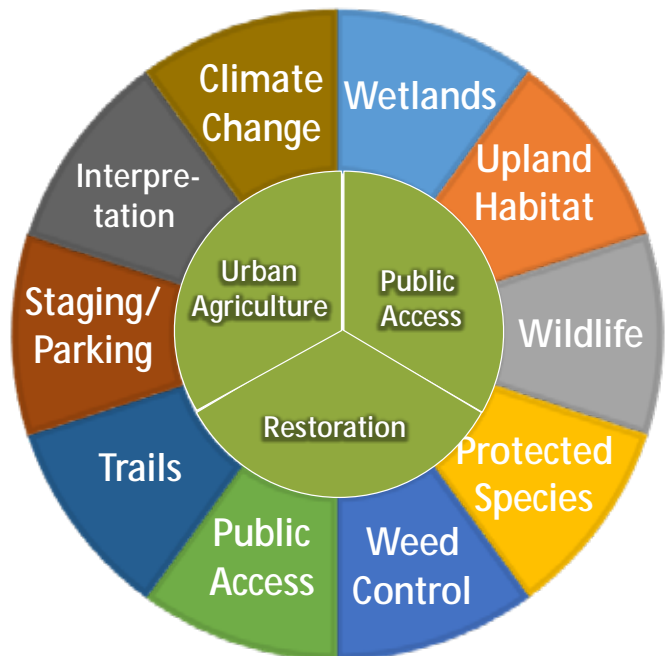
In addition to devoting approximately 130 acres of the 306-acre Plan Area to habitat restoration and enhancement, and approximately 80 acres to flood control and wetlands mitigation for local flood channel maintenance activities, the LUPA provides for a new 100-car parking lot, restroom, picnic area, approximately 4 miles of new, improved and relocated trails, and continuation of historic urban agriculture on about 45 acres with agriculturally-suited soils. The LUPA provides a new, native Oak Savanna landscape park entry that preserves open views of the distant Coyote Hills. The Plan also includes recommendations for automobile, bicycle, and pedestrian safety improvements at the Patterson Ranch Road Paseo Padre Parkway intersection, and will improve Patterson Ranch Road, existing utilities and the existing Tuibun Trail west to the Visitor Center.

3.2 PROJECT GOALS AND OBJECTIVES SUMMARY

The LUPA and Park Development Plan have been developed with the following general design principles and planning 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 resources, including providing compatible recreational and interpretive opportunities.
- § Protecting and/or enhancing biological resources, while providing recreation, educational and interpretive opportunities.
- § Providing for public safety, cultural and biological resource preservation at Coyote Hills through the removal of the deteriorated Contractors residence which has become an attractive nuisance and fire and public safety hazard, and encroaches into sensitive cultural and biological resource areas.
- § Removing the Contractors residence in a way that balances cultural and biological resources protection with a wise use of public resources and in a timely manner.
- § Protecting and managing surface water and groundwater resources within the Park Expansion area, in cooperation with local agencies.
- § Providing opportunities for urban agriculture.
- § Providing opportunities for a variety of outdoor recreation activities, including hiking and bicycling, wildlife viewing, picnicking and environmental education.
- § Developing and managing the Expansion area to be adaptable and sustainable, with awareness of a changing climate that may affect habitat and public access.
- § Designing improvements for low maintenance, high durability and to reduce park operating cost, where feasible.
- § Providing opportunities for Climate Smart education as well as scientific research and demonstration through pilot Project programs.

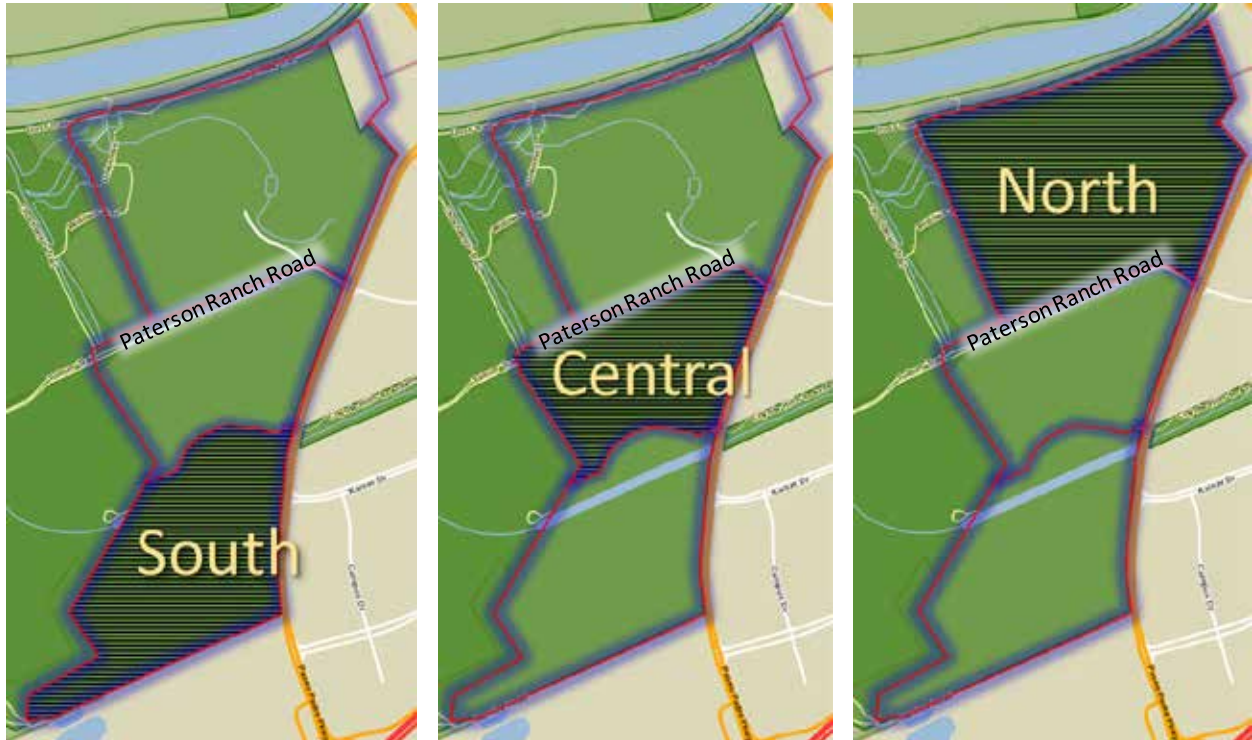
A more complete discussion of Plan Goals and Objectives is included in **Section 6.2**.



3.3 PLAN RECOMMENDATIONS SUMMARY

For planning purposes, the Regional Park Expansion area was divided into three sub-areas:

- **North Area**, north of Patterson Ranch Road to Alameda Creek
- **Central Area**, between Patterson Ranch Road and Ardenwood Creek
- **South Area**, south of Ardenwood Creek to the Burrowing Owl Trail levee (property boundary)



Project Sub-Areas

Key Plan recommendations for each of these three areas are as follows.

3.3.1 NORTH AREA

1. **Patterson Slough Natural Unit:** Designate a Patterson Slough Natural Unit. This area would have a special emphasis on willow thicket, riparian woodland, and oak savanna restoration and enhancement for a wide variety of wildlife, including song birds, migratory birds and raptors. The restored and expanded willow sausal (willow marsh) and mixed riparian forest would be designated as a Special Protection area with public access restrictions to most of this area.
2. **Ranch Road Recreation Unit:** Designate a Ranch Road Recreational Unit. This area would have a 100-car parking lot, overflow parking and open use area, new kiosk, restrooms with flush toilets, and a picnic area.
3. **Trail System:** The Trail Plan provides a trail network connecting the Visitor Center with the Bay Trail along Ardenwood Boulevard and Paseo Padre Parkway, as well as connections to the trail system along Alameda Creek and the existing Willow Trail. The network includes connections to and implementation of a portion of Fremont's *All Ages and Abilities Vision Bicycle Network* at the south end of the site, which is planned to provide a future connection to the East Bay

Greenway in central Fremont. Trails have been sited (including spur trails) to avoid and minimize conflicts with sensitive habitat through setbacks, fencing, and signage.

4. **Climate Smart Practices:** The Plan includes opportunities to help offset the effects of climate change. For instance, between 6,000 and 8,000 trees could be planted over time in this area in a compost bed placed on native soils to foster trapping of atmospheric greenhouse gases. Soil and groundwater conditions are ideal for riparian and willow thicket restoration. A project Planting Program would be implemented that carefully considers site elevations, soil and shallow zone groundwater conditions and uses a wide variety of native species to ensure sustainability, along with planned monitoring and adaptive management.

3.3.2 CENTRAL AREA

1. **Historic Patterson Ranch Farm and Farm Yard Agricultural Unit:** Designate the farmland area as a historic Agricultural Unit for continuation of farming and urban agriculture. Agriculture would focus on use of Climate Smart organic farming practices.
2. **Pilot Plots:** Pilot or test plots for research into climate science and related management practices could be developed cooperatively with other public agencies, such as Alameda County Resource Conservation District (ACRCD), University of California or California State University, and other researchers.
3. **Park Entry:** The existing Regional Park entry area, which has an informal parking area and Farm Yard, would be redeveloped, with part of it for use by a Farm operator or lessee. The gravel parking area would be removed and the area improved with a new Park entry sign, and landscaping. Views of the Coyote Hills would be maintained and enhanced with new landscaping. The existing parking area would be relocated to the south, near the historic Milk House. The Milk House would be preserved, made available for adaptive reuse as a farm stand, or a new 1930s-era architecture farm stand would be constructed. A sidewalk connection would be made from the farm stand to the Bay Trail along Paseo Padre Parkway. Bicycle and pedestrian safety improvements would be installed at the Patterson Ranch Road and Paseo Padre Parkway intersection, in cooperation with the City of Fremont.
4. **Western Wetlands Natural Unit:** The western lowlands part of the Central Area would be designated as the Western Wetlands Natural Unit. Seasonal wetlands and native grasslands would be managed and enhanced for use by a variety of shore birds, wading birds, and raptors. This area would also have a north-south multi-use trail connection to the existing Tuibun Trail to the Visitor Center (which would be repaired and improved), the new trail system in the North Area, and the trail system described below in the South Area. The western portion of this area would be planted with native cottonwood and willow trees.

3.3.3 SOUTH AREA

1. **Southern Wetlands Natural Unit:** The south area would be designated as the Southern Wetlands Natural Unit. The Park District would continue to work cooperatively with the ACFCWCD to construct and operate this area as a combined flood management facility and wetlands and habitat mitigation area.
2. **Public Facilities:** The Park District would improve the proposed maintenance access roads in this area to be a part of the Park Trail System. Connections would be made to the new trail network to the north in the Central Area, to the Bay Trail along Paseo Padre Parkway, to a new proposed City of Fremont cycle track extending to the east, and to the campground and park facilities at the new Dumbarton Quarry by the Bay Campground to the southwest. This trail segment is part

of Fremont's *All Ages and Abilities Vision Bicycle Network*, intended to eventually connect the Bay Trail at Highway 84 to the East Bay Greenway in central Fremont.

3.4 PARK DEVELOPMENT PLAN SUMMARY

The proposed Site Program and Concept Site Plan (Park Development Plan) consist of the following main elements: 1) Habitat Restoration, Enhancement, and Wildlife Management Activities, 2) Recreation and Visitor Serving Facilities Construction, 3) Public Access Trails Construction 4) Agricultural Land Use and Associated Activities, 5) Cultural Resources Management Actions, 6) Flood Control, Storm Water Management, and Groundwater Protection and 7) Climate Change and Sea Level Rise Adaptation.

3.4.1 HABITAT RESTORATION AND ENHANCEMENT AND WILDLIFE MANAGEMENT ACTIVITIES

The Patterson Slough area, north of Patterson Ranch Road, would be restored 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. Invasive weed management would also be a component of site restoration. Minimal grading would be done in this area, because soil and shallow groundwater conditions are well suited to restoration, with minimal potential impacts to cultural resources.



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 ACFCWCD as a mix of riparian, oak savanna, freshwater and seasonal wetlands, as well as saline-alkaline wetlands.

3.4.2 RECREATION AND VISITOR SERVING FACILITIES



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

3.4.3 PUBLIC ACCESS TRAILS

Approximately 4 miles of new, improved and relocated trails are planned for the Park Expansion Project Area, with a continuous north-south multi-use trail that connects the entire area. Generally, trails have been located to avoid jurisdictional wetland areas and sensitive wildlife habitat. New trails would not be located within the Patterson Slough riparian restoration area, with two carefully located spurs to wildlife observation platforms adjacent to the Slough. 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 on the north via a trail on the east side of the Slough and paralleling Ardenwood Boulevard, and a trail system on the west side of the farm fields connecting to a loop trail around a wetlands mitigation area on the south end of the Park Expansion area. Trail work also includes improving the existing Tuibun Trail to the Visitor Center by widening and elevating it, and providing a connection to the soon to be opened (Fall 2019) Dumbarton Quarry by the Bay Campground. This multi-use trail segment, located along the southern perimeter of the site, is designated as an *All Ages and Abilities Vision Bicycle Network* by the City of Fremont.



3.4.4 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. Small scale and local agricultural crop production by a farm lessee in this approximately 45-acre area would focus on use of Climate Smart farming practices and providing local organic produce for sale at the historic Farm Yard. The Patterson Ranch Milk House building in the Farm Yard area may be rehabilitated for use as a fresh produce stand or other compatible site related use.

3.4.5 CULTURAL RESOURCES MANAGEMENT ACTIONS

Significant and known locations of native Californians (Ohlone people) cultural resources occur within the Plan Area, and there may be other, presently unknown resources throughout this area. Construction of site facilities would be designed to minimize excavation. Most facilities, such as the proposed parking lot, restrooms, and multi-use trails would involve fill importation and placement, not excavation. Only minimal grading is generally needed to achieve the envisioned habitat restoration concepts. Work would be coordinated with and under the observation of a qualified Cultural Resources Monitor and Tribal representative to avoid or minimize potential disturbance of cultural resources.

There are two historic structures within the Project Area that are considered in the LUPA and associated CEQA Environmental Document: 1) the 1930s Farm Labor Contractors residence located immediately adjacent to the upper end of Patterson Slough, and 2) the Ardenwood Dairy Milk House building in the Patterson Ranch Farm Yard area, south of the intersection of Patterson Ranch Road and Paseo Padre Parkway. The 1930s era Milk House was used to store and refrigerate milk until it was picked up for dairy processing.



Native Americans in Tule Canoe, Louis Choris 1816

courtesy of Bancroft Library

The Park Development Plan envisions that the Farm Labor Contractors residence would be disassembled and building materials could be salvaged for reuse in historic structure renovation or other purposes such as construction of a 1930s-era architecture Farm Stand. The Milk House building would be preserved and made available for potential future reuse as a farm stand or other site related use.

Displays, naturalist programs and interpretation of the Ohlone culture as well as the site's agricultural history may be a component of the Interpretive Program.

3.4.6 FLOOD CONTROL, STORM WATER MANAGEMENT, AND GROUNDWATER PROTECTION

The Park District would continue to work with ACFCWCD and City of Fremont to complete the Line P/Ardenwood Creek Flood Improvement project. Phase 1 flood control channel improvements in the southern portion of the Plan Area have been completed, including riparian restoration planting. Wetlands restoration of the historic alkali vernal pool area at the south end of the site would be completed over the next two to five years, with Phase 2 flood control improvements west of the Plan Area (known as the J Ponds) also planned within this time frame.

Runoff from paved areas such as the proposed 100-car parking lot would be carefully managed, including routing through rain gardens or bioswales prior to release as dispersed flow in the Patterson Slough area.

There are several abandoned historic agriculture irrigation wells scattered throughout the Plan Area. Over time these wells can leak more saline shallow groundwater into the non-saline, good quality deeper aquifers and this can be accelerated if the well heads are damaged during construction. The project includes locating and destroying or sealing the abandoned and unnecessary wells in coordination with Alameda County Water District, in addition to continued cooperation in monitoring groundwater depth and water quality.



Other surface and groundwater protection measures in the Plan include locating and removing old farm related septic tanks and closing or abandoning leach fields, and remediating soils containing very low levels of residual agricultural pesticides at the site. Levels of residual pesticides in soils are such that they do not pose a threat to humans and environmental health and safety.

3.4.7 CLIMATE CHANGE AND SEA LEVEL RISE ADAPTION

The Climate Change and Sea Level Rise Adaptive Management Program includes:

- Planting approximately 6,000 to 8,000 trees in a compost bed near Patterson Slough to sequester carbon.
- Managing the restored Patterson Slough willow and the riparian area to be adaptive to potential change in shallow groundwater levels and salinity.
- Managing grasslands and oak savanna habitat areas to not only provide improved foraging lands for raptors, but to also contribute to carbon sequestration through compost addition to surface soils and woody biomass storage.
- Operating the farmland areas using established **Climate Smart** farming techniques.
- Providing pilot test plots and cooperating with researchers on climate science and climate change.
- Developing and operating a surface soil, surface water and shallow groundwater monitoring network to aid in adaptive management.

4. PLANNING CONTEXT



This Section discusses the background and setting of the planning area, as well as the agencies, plans and/or documents that may inform or provide guidance for development of the Plan, and provides a framework for evaluating consistency with the Project Goals and Objectives.

4.1 SITE HISTORY

As discussed in Section 2, Coyote Hills Regional Park was originally part of the large and historic Patterson Ranch, which also included the near-by Ardenwood Historic Farm. The Park District acquired the Park Expansion area from the Patterson family to add to the existing park and to preclude this area adjacent to the Regional Park from becoming a part of the Patterson Ranch planned residential development. The lands have been “land-banked” with portions farmed and grazed during the interim between land acquisition and development and phased implementation of this Land Use Plan Amendment and Park Development Plan.

New portions of the site have been conveyed to ACFCWCD for habitat restoration in an agreement between the Park District and ACFCWCD, and other portions of the site are encumbered by open space and/or utility easements inherited with the property, which provides some restrictions on land use.

4.2 STAKEHOLDERS AND RELATED PLANNING

4.2.1 EAST BAY REGIONAL PARK DISTRICT

The jurisdiction of the East Bay Regional Park District (Park District) includes all of Alameda and Contra Costa Counties. The Park District is the primary provider of regional park facilities and activities for the two-county area. The East Bay Regional Park system consists of 73 regional park lands and over 1,200 miles of trails on approximately 122,000 acres of land, and 150 miles of inter-park regional trails.

2013 East Bay Regional Park District Master Plan. The 2013 East Bay Regional Park District Master Plan provides policy direction for the preparation of land use plans to direct the long-term development and management of individual parks, and identify major facility development and establish appropriate land use designations. The Master Plan defines the overall mission and vision for the Park District. It contains the policies and descriptions of the programs in-place for achieving the highest standards of service in resource conservation, management, interpretation, public access and recreation. The Plan’s vision and policies are in place to guide the stewardship and development of the Park District’s Regional Parks. The

goal is to maintain a careful balance between the need to protect and conserve resources and the need to provide opportunities for recreation use of the parklands, both now and in the future.

Coyote Hills Regional Park Land Use Plan, 2005. The *2005 Coyote Hills Regional Park Land Use Plan* was prepared by the East Bay Regional Park District to serve as a long-term guide for the development of the Park. The 2005 Plan provides a general foundation of recommendations for the management and protection of the Park's natural and cultural resources, as well as for recreational opportunities and the construction of visitor serving amenities and facilities. Coyote Hills Regional Park is almost 1,266 acres in size. The park is remarkable for its abundance of natural, cultural and scenic resources, along with its range of hills that sit prominently at the edge of the San Francisco Bay and form a striking landmark along the Bay shoreline that is visible from much of the South and Central Bay Area.

Policy Framework for Managing Park Resources in a Changing Climate (2018). The Park District Policy Framework for Managing Park Resources in a Changing Climate illustrates the Park District's environmental vision and facilitates its mission to protect and preserve the East Bay's green infrastructure. The Framework aligns with the Park District's value of resiliency by creatively adapting to change and addressing challenges with empathy, perspective, and determination. It aligns with the Park District's Master Plan to pursue all appropriate activities to ensure the fiscal health of the Park District including influencing policy and securing climate change related local, state and federal funding opportunities, grants, donations, financial assets and services. The Framework's five key principles do not act alone, but in concert:

1. **Climate in All Policies:** All policies placed before the Park District Board of Directors shall be considered through a climate change lens. Where appropriate, the Park District will consider a proposed action's impact on a changing climate, in addition to other factors.

Park District policies, planning documents, decisions and management practices will strive to mitigate and adapt to a changing climate whenever possible, including reducing Greenhouse gas emissions and develop nature-based protection from the impacts of climate change.

2. **Climate Friendly:** When developing and managing the natural and built environment, the Park District shall consider climate change and its effects, by reducing its environmental impact, whenever feasible.

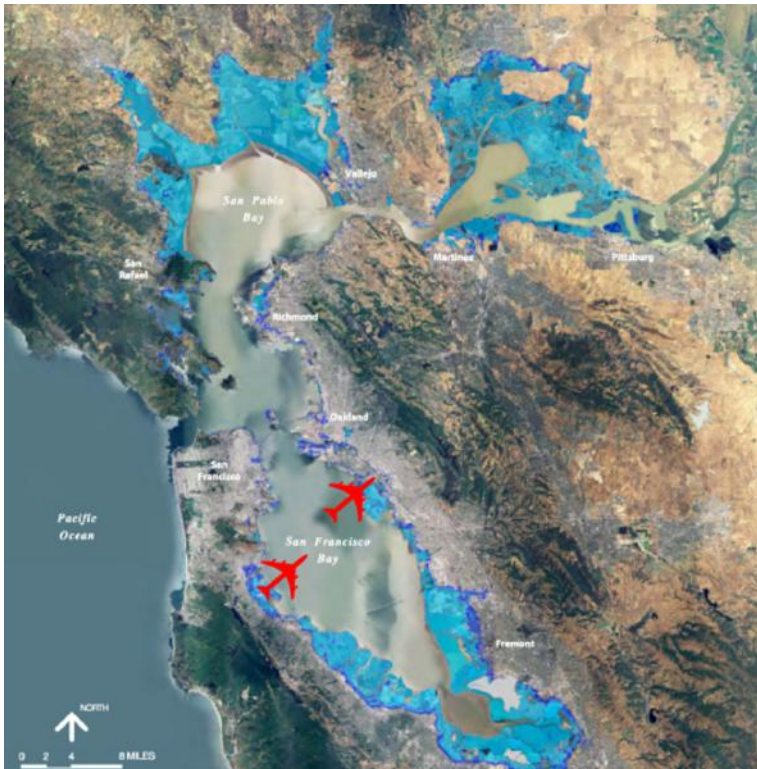
The Park District will consider climate impacts in all activities and strive for environmentally sustainable operations and design, including land use planning and overall project implementation. This includes actions, whenever feasible, for Greenhouse gas emission reduction; toxic reduction; waste recycling and reduction; water conservation; clean-fuel vehicles and energy efficient facilities; habitat restoration to increase carbon storage and enhancement of nature-based services, the East Bay's green infrastructure.

3. **Climate Readiness:** When stewarding public parklands and open space, the Park District will seek to restore, enhance and sustain green infrastructure, in a changing climate. Ecological functions and nature-based services will be used, whenever feasible, to adapt and respond to changes in temperature, sea level rise, drought, wildfire, flooding and other extreme weather-related events. The Park District's climate readiness actions endeavor to improve preparedness for East Bay communities from the impacts of a changing climate.

When possible, Park District natural and built infrastructure projects will slow erosion, provide flood protection, encourage green transportation, improve water retention and water biofiltration, provide respite to migrating wildlife, increase bio-interconnectivity in the urban fabric, and include practices that increase green infrastructure resilience and ensure the

perpetuity of public parklands and open space. In parallel, the Park District will pursue all appropriate activities to ensure its fiscal health including influencing and pursuing climate change related local, state and federal opportunities, grants, donation, financial assets and services.

4. **Lead Climate Smart Practices:** The planning, protecting and managing of parklands shall be done in cohesion with the entirety of the East Bay ecosystem, including connecting people to nature, in accordance with the 2013 Master Plan. Such practices involve looking at parklands holistically with a systems approach to establish and implement the best-known policies and practices in a changing climate. *The Park District will continue to act as a leader to advance such policies at the state, federal and local level; advance practices in support of the nature-based solutions found on public parklands; and influence funding opportunities to restore and sustain green infrastructure.*
5. **Advance Science:** The Park District operates and manages thousands of acres of open space ranging from woodlands to grasslands to shoreline wetlands. With a changing climate, the ecology of these lands will change as well. The 2013 Master Plan states the Park District will monitor the effects of climate change on Park District resources and utilize adaptive management techniques to adjust stewardship methods and priorities to preserve natural, cultural and scenic values of the parks. *The Park District will continue to serve as a natural laboratory to monitor the effects of climate change mitigation and adaption efforts and to disseminate what has been learned from this laboratory both regionally, and nationally.*



Many areas of the Bay Area will be inundated by a 16-inch rise in sea level (blue), which is much less than predicted for the future. These include the Oakland and San Francisco airports, as well as many highways, refineries and water treatment plants. (U.C. Berkeley <https://news.berkeley.edu/2018/08/27/uc-berkeley-leads-new-assessment-of-bay-area-climate-impacts/>)

The LUPA and Park Development Plan integrate these principles into the Plan framework and implementation actions, and formalize this commitment as a **Climate Smart Park**.

Other District plans with relevant policies include:

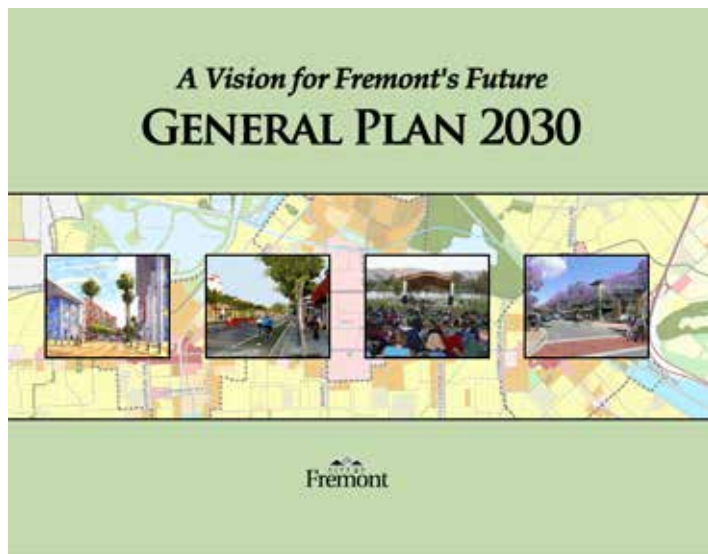
- Strategic Energy Plan, 2014, which provides guidance for energy efficiency;
- Carbon Sequestration Evaluation, 2016, which evaluates the carbon sequestration benefits of Park District lands; and
- Ordinance 38, which regulates lists specific rules for use and protection of Park District parklands. The rules include but are not limited to: camping and picnicking, hiking and bicycling, motor vehicle regulations, disturbance of wildlife, plants, and geological and archaeological resources, and pet regulations .

4.2.2 CITY OF FREMONT

The Plan Area is within the city of Fremont, which identifies itself as one of the most ethnically and culturally diverse cities in the Bay Area. With a 2016 population of 226,551 and 76,000 households, Fremont is the fourth largest city in the Bay Area, 15th in the state, and the second most populous city in Alameda County behind the city of Oakland. According to Fremont's 2017 Community Profile, the City's distribution by ethnicity and race is 50% Asian, 33% White, 14% Hispanic, and 3% Black/African American.

Some of the proposed Park Development projects within the Land Use Plan Area may be subject to the plans, policies and permitting of the City of Fremont. The Park Expansion area is designated in the City of Fremont General Plan as Open Space- Resource Conservation/Public land and is zoned O-S (Open Space) District. The Park District coordinates with local governmental agencies and most often voluntarily complies with applicable local regulations. Typically, allowable land uses within this General Plan and Zoning designation include farming, grazing and wildlife habitat, operation of a farm stand, hosting of public outdoor events, and recreation, including construction of public access facilities such as parking areas, restrooms and hiking trails. Some of these projects and activities may potentially require conditional City approvals, such as grading, stormwater, and building permits.

City of Fremont General Plan 2030 (2011). The City of Fremont's guiding vision for growth and development within the City is contained in its General Plan. The Plan Area is within the Baylands



Specific Plan area of the City, and there are numerous policies and objectives that reflect the intent of this area to remain as open space lands to preserve visual character, protect biological resources, and to encourage agriculture consistent with Fremont's agrarian heritage. A complete discussion of relevant policies and consistency with Coyote Hills Goals and Objectives is contained in Section 2.2 - Purpose of Land Use Plan Amendment and Relationship to 2005 Coyote Hills Regional Park Land Use Plan. The Plan also addresses bicycle and pedestrian connectivity and supports public access throughout the community.

2018 Fremont Bicycle Master Plan. This Plan also includes specific goals, policies and actions intended to guide bicycle program implementation within the City. The project will complete a portion of the Bicycle Master Plan's *All Ages and Abilities Vision Bicycle Network* that would connect Paseo Padre Parkway at the south end of the Plan Area west towards the Dumbarton Quarry by the Bay Campground and Highway 84 Bay Trail Overpass.



Proposed All Ages and Abilities Vision Network figure from the 2018 Fremont Bicycle Master Plan

City of Fremont 1983 Open Space Easement. In 1983, approximately 141 acres of the Coyote Hills Patterson Ranch donation area, located south of Patterson Ranch Road and west of the PG&E utility easement, was granted to the City as an open space easement, in exchange for allowing development on another site in the City. The open space easement relates to preservation of the property for agricultural, open space and related activities, and contains restrictions on land use and development of incompatible facilities.

Patterson Ranch (Planned District) Residential Development. In 2013, as a condition of the land donation, a *Deed Restriction and Declaration of Covenants* was recorded by the Patterson Ranch property owner and the Park District, with the City of Fremont a designated third party beneficiary to satisfy requirements of the Patterson Ranch planned development to protect 102 acres of land for open space and agricultural purposes.



The Declaration serves to define, clarify and confirm allowable uses on portions of the Patterson donation parcel, "Protected Property", some of which overlap the 1983 open space easement lands. The purpose of the Declaration is to prevent use of 102 acre of the area by actions that would permanently impair the site's agricultural values, and acknowledge that the site also has open space, scenic, recreational, ecological and natural habitat resources values ("Conservation Values").

The Declaration states that *creation, maintenance, preservation, enhancement and protection of the Conservation Values are consistent with the primary purposes of this Declaration, so long as any such activities do not permanently impair the Agricultural Values.*

The Declaration further states that the 102-acre area may be relocated elsewhere on the site, or elsewhere within Alameda County, subject to agreement.

Activities consistent with the purpose of the Declaration include:

- Trails and signage
- Structures needed to preserve, maintain and enhance Agricultural and Conservation values
- Passive recreation, including but not limited to walking, hiking, biking, bird watching, and picnicking.
- Restoration and enhancement of existing wetland areas including flood and/or habitat improvement
- Wildlife food plots
- Vegetation buffers along wetlands
- Cultivation of grasslands
- Grazing
- Use for educational purposes related to Agricultural Values and Conservation Values
- Construction, installation, placement, repair and maintenance of underground utilities.

Other City of Fremont Plans. Other City of Fremont plans with relevant policies include:

- Climate Action Plan, 2012
- Draft Bicycle Master Plan, 2017
- Pedestrian Master Plan, 2016
- Capital Improvement Program

4.2.3 ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

ACFCWCD is part of Alameda County Public Works Agency, responsible for maintaining the area's flood control facilities, including channels, levees, pumps and infrastructure related to flood control and stormwater management. The Park District provides planning, design and inspection of flood control projects, maintains flood control infrastructure, reviews new developments and supports watershed enhancement and education. Flood control channels and creeks in the area are in Flood Control District Zone 5. ACFCWCD has agreements with the Park District allowing them to construct, operate and maintain trails within their rights-of-way, as well as operate flood management facilities within Coyote Hills Regional Park.



Line P (Ardenwood Creek) Following Flood Control and Riparian Habitat Work

Ardenwood Creek / Line P Improvement Project. The Park District and ACFCWCD entered into a settlement agreement to address flooding and drainage problems along Ardenwood Creek. In accordance with the agreement, the flood conveyance capacity of Line P/Ardenwood Creek and along parts of Alameda Creek was restored and improved in 2016, including construction of a bypass channel, access road, habitat restoration and mitigation.

Ardenwood Wetland Mitigation and Habitat Restoration Area. Wetland creation to compensate for Alameda Creek flood control maintenance activities is planned for the area south of Line P/Ardenwood Creek within the Coyote Hills Plan Area. The ACFCWCD mitigation plan provides an opportunity for combining additional flood management and habitat restoration. As part of the settlement agreement, ACFCWCD is responsible for creating, operating, and managing the riparian and seasonal wetlands mitigation area. When the site is fully functioning as a low maintenance and sustainable habitat, the land will revert back to the Park District to manage. By agreement between the Park District and ACFCWCD, public access facilities (trails) are allowed on the mitigation area maintenance access roads.

4.2.4 BAYLANDS ECOSYSTEM HABITAT GOALS REPORT

The Plan Area is located within the area comprising Segment R in the South Bay Region that is addressed in the **Baylands Ecosystem Habitat Goals Report** of 1999, as updated in 2016. The Bayland Report was prepared cooperatively by a consortium of local, state and federal agencies and non-profit organizations. This report noted that the "*diked baylands east of Coyote Hills support the largest remaining willow grove in the baylands ecosystem, seasonal wetlands and diked wetlands, and a permanent freshwater pond*". Specifically the 1999 Goals Report under the "*Unique Restoration Opportunities*" section states that "on the eastern side of the Coyote Hills, there are seasonal wetlands and willow grove habitat that could be restored or enhanced. The Goals Report recommends that the site *protect and enhance willow groves and seasonal wetlands*. It also recommended that consideration be given to the re-introduction of coyotes to restore natural predator-prey relationships, as well as control of the non-native red fox, which competes with the native gray fox.

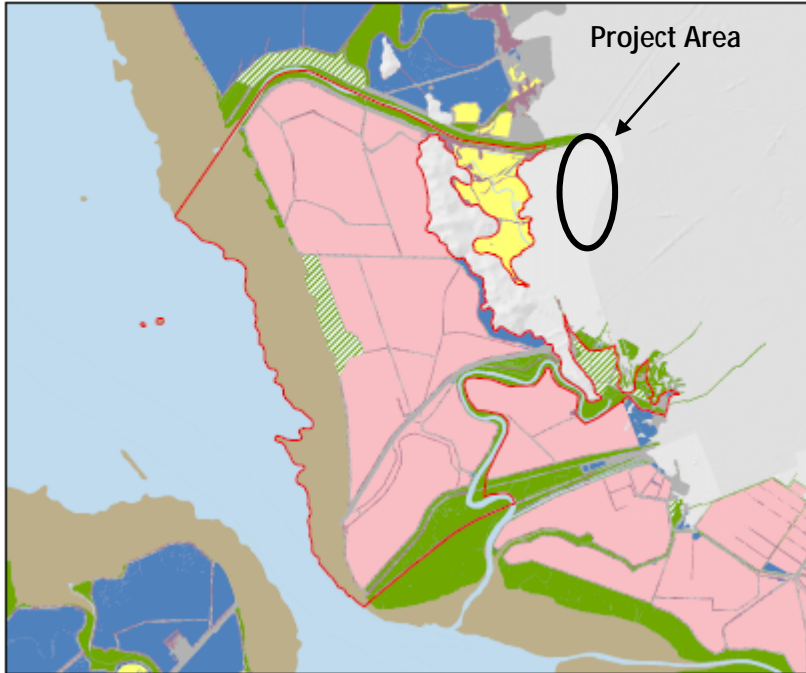
The Baylands and Climate Change: What We Can Do is an update to the 1999 Baylands Ecosystem Habitat Goals, (<https://baylandsgoals.org/about/>). This update set comprehensive restoration goals for the San Francisco Bay estuary. It was produced by a collaborative of 21 management agencies, working with a multi-disciplinary team of over 100 scientists, and was led by the California Coastal Conservancy under the auspices of the Bay Area Ecosystems Climate Change Consortium (BAECCC)

The Goals report synthesizes the latest sciences, including advances in climate change and Bay sediment supply, and incorporates projected changes to Bay wetlands through 2100 to provide new recommendations for achieving healthy baylands ecosystems.

The habitat acreage goals set in the 1999 Baylands Report remain the same, but the recommendations were updated in 2016. For the Coyote Hills Region (Region R) specific to the Park and also applicable to the Park Expansion area (p.215 - 218) the Report recommended the following items, which are applicable and relevant to Project planning and nearby Coyote Hills wetlands:

- § Create transition zone habitat where feasible at the edges of existing marshes at Coyote Hills, on gentle slopes in front of flood-risk-management levees, and other suitable locations.
- § Protect and enhance existing willow groves and seasonal wetlands.
- § Explore the use of creative flood-management techniques that take advantage of the benefits of restored tidal wetlands for particular wildlife populations.

BAYLANDS SEGMENT R



COYOTE HILLS AREA

Eastern edge of San Francisco Bay between Highway 84 and Alameda Creek Flood Control Channel

Baylands 2009

- Bay/Channel
- Diked Wetland
- Salt Pond
- Managed Pond
- Tidal Flat
- Tidal Marsh
- Agriculture and Other Undeveloped Areas
- Developed Areas

Red line shows the boundaries of Segment R.

Hatching indicates areas where restoration activities had occurred as of 2009. For managed ponds this included habitat enhancement.

By: San Francisco Estuary Institute

Data: Wetland data from SFEI includes BAARI (v1, 2009) Baylands and Wetlands, NLCD 2006, and wetland tracker data.

Imagery: ESRI World Imagery (updated 2015)



4.2.5 SAN FRANCISCO BAY TRAIL (BAY TRAIL)

The Bay Trail, administered by Association of Bay Area Governments (ABAG/MTC) is a planned recreational corridor that, when complete, will encircle San Francisco Bay and San Pablo Bay with a continuous green transportation and recreation route for hiking and bicycling. It will connect the shoreline of all nine Bay Area counties, link 47 cities, and cross the major toll bridges in the region.



Senate Bill 100, authored by then-state Senator Bill Lockyer and passed into law in 1987, directed the ABAG to develop a plan for this "ring around the Bay," including a specific alignment for the Bay Trail. The Bay Trail Plan, adopted by ABAG in July 1989, includes a proposed alignment, a set of policies to guide the future selection, design and implementation of routes; and strategies for implementation and financing. The Bay Trail Plan for the Plan Area includes completion of the Bay Trail Spine, which would close the existing gap in the trail, a shoreline spur trail to the shoreline at Old Alameda Creek (OAC) as well as a pedestrian bridge over Alameda Creek.

Bay Trail Alignment Policies:

- 1. Ensure a feasible, continuous trail around the Bay.*
- 2. Minimize impacts on and conflicts with sensitive environments.*
- 3. Locate trail, where feasible, close to the shoreline.*
- 4. Provide a wide variety of views along the Bay and recognize exceptional landscapes.*
- 5. Investigate water trails as an enhancement to the trail system where necessary or appropriate.*
- 6. In selecting a route for the trail, incorporate local agency alignments where shoreline trail routes have been approved.*
- 7. Where feasible and consistent with other policies of this plan, new trails may be routed along existing levees.*
- 8. Where existing trails through wetlands are well-maintained and well-managed, the Bay Trail can feasibly be routed there. In these cases, trails should be used according to current regulations. Alternate routes should be provided where necessary and additional buffering/transition areas designed to protect wetland habitats should be provided where appropriate to protect wildlife.*
- 9. In selecting a trail alignment, use existing stream, creek, slough and river crossings where they are available. This may require bridge widening in some locations. In selecting trail alignments, new stream, creek and slough crossings should be discouraged. Where necessary because acceptable alternatives do not exist, bridging may be considered.*

10. In order to minimize the use of existing staging areas along the shoreline and to reduce the need for additional staging areas, the choice of trail alignment should take full advantage of available transit, including rail service (e.g., Caltrain, BART), ferries and bus service.

11. Connections to other local and regional trail and bikeway systems should be actively sought in order to provide alternatives to automobile access to the Bay Trail. In particular, opportunities should be explored for trail connections to the Bay Area Ridge Trail, which is envisioned to circle the Bay along the region's ridgelines.

The Wildlife and Public Access Study (2008) was initiated by the Bay Trail Project (who provided fundraising and administrative support) to begin to provide a body of statistically valid data about how human use of shoreline trails might affect foraging shorebirds around San Francisco Bay. The results of this ten-year effort were published in the fall of 2008 issue of the Journal of Wildlife Management. "Foraging Shorebird Response to Trail Use around San Francisco Bay" evaluated 3 paired locations along the Bay - one trail and one control site at each location, to determine whether numbers of trail users had an effect on the number of birds, species richness or proportion of birds foraging, either overall or by season, when comparing trail to non-trail sites. The study concluded that there were no negative effects of trail use either overall or by season when comparing trail to non-trail sites. The study states:

"Our results indicate that, under certain conditions, managers may allow responsible types and levels of trail use in areas adjacent to tidal mudflats where migratory and resident shorebirds forage. Potentially acceptable types of recreational conditions are those where motorized vehicles and other high-noise and high-speed activities are excluded, where humans do not approach shorebirds directly, and where birds have become accustomed to human presence."

In June 2016, ABAG Bay Trail adopted the *San Francisco Bay Trail Design Guidelines and Toolkit*, which provides direction for a system of shoreline paths separated from vehicular traffic.

The existing Bay Trail in the Project vicinity is along the west side of Paseo Padre Parkway. There are also shoreline trails within Coyote Hills Regional Park and Don Edwards National Wildlife Refuge west of the Coyote Hills.

South of the Project Area, the Paseo Padre segment of the Bay Trail ends approximately 500 feet north of Dumbarton Circle. Continuing south from there, users must travel along surface streets (no sidewalks) either along Quarry Road west to an informal trail that connects with the Highway 84 pedestrian overpass and shoreline trails within Coyote Hills Regional Park, or continue south along Thornton Avenue and Marshlands Road (no sidewalks) to trails within Don Edwards National Wildlife Refuge.

North of the Project Area, the Paseo Padre Parkway segment of the Bay Trail ends at the south Alameda Creek Trail (both north and south Alameda Creek trails are designated Bay Trail spurs). Along the south side of Alameda Creek, trail users must cross under the Ardenwood/Union City Blvd. bridge structure to the east side of the street, ramp up to a narrow sidewalk, and cross under the bridge to the sidewalk on the west side of Union City Blvd. There are no separate Bay Trail facilities along Union City Blvd., but there is a sidewalk, and Union City is in the process of installing bicycle lanes along the street.



Source: 2016 Bay Trail Brochure, San Francisco Bay Trail Project, www.baytrail.org

5. ENVIRONMENTAL SETTING



The following provides an overview and summary of the environmental setting of the Park Expansion area. A more detailed discussion is provided in the companion document "*Existing Conditions and Opportunities and Constraints Analysis of the Coyote Hills Restoration and Public Access Project*".

With the exception of about 20 acres of actively farmed land located on the southwest side of the Patterson Ranch Road- Paseo Padre Parkway intersection, and the developed approximately four-acre farm corporation yard area, most of the 306-acre Plan Area consists of fallow and weedy fields throughout the Park Expansion area. Within this area is a 12-acre riparian corridor along Patterson Slough. Scattered seasonal wetland and willow thickets also occur along portions of Patterson Ranch Road.

5.1 VISUAL RESOURCES

The Coyote Hills rising above the Bay Plain, as seen from Paseo Padre Parkway, form the most striking and visually important view within the Plan Area. The other prominent visual resource is the willow and oak lined Patterson Slough which provides a continuous naturally appearing and meandering tree canopy feature in the northern portion of the site.



Other visual elements existing at the site include utility poles, transmission lines, and the fenced farm service yard adjacent to Paseo Padre Parkway.

The current Park entry at the Patterson Ranch Road-Paseo Padre Parkway intersection is defined by the gravel parking lot and farm service yard. Most of the farm land and other un-farmed fields are fallow and can take on a weedy and un-kept appearance if not regularly mowed or grazed.

5.2 AGRICULTURE

The Park Expansion area was farmed for over 150 years, beginning in the late 1850s. Under the terms of a current lease agreement with Perry Farms Inc., about 115 acres of land located both north and south of Patterson Ranch Road are available to be farmed. This area is also within an Agricultural and Open Space Easement (See **Figure 5-1, Agricultural and Open Space Easements**, and **5-2, Prime Agricultural Lands**). However, because of the lack of a dependable irrigation water supply north of Patterson Ranch Road, and poor soil and drainage conditions throughout the Plan Area (especially south of Ardenwood Creek/Line P), only about 45 acres south of Patterson Ranch Road are suitable for cultivated agriculture and have an irrigation supply. About 20 acres of land was farmed in 2016, but the land was fallowed in 2017 and 2018 because of a problem with the irrigation well. This land is farmed using certified organic farming methods. The existing lease with the farm operator expires in December of 2019, but can be renewed.



5.3 BIOLOGY

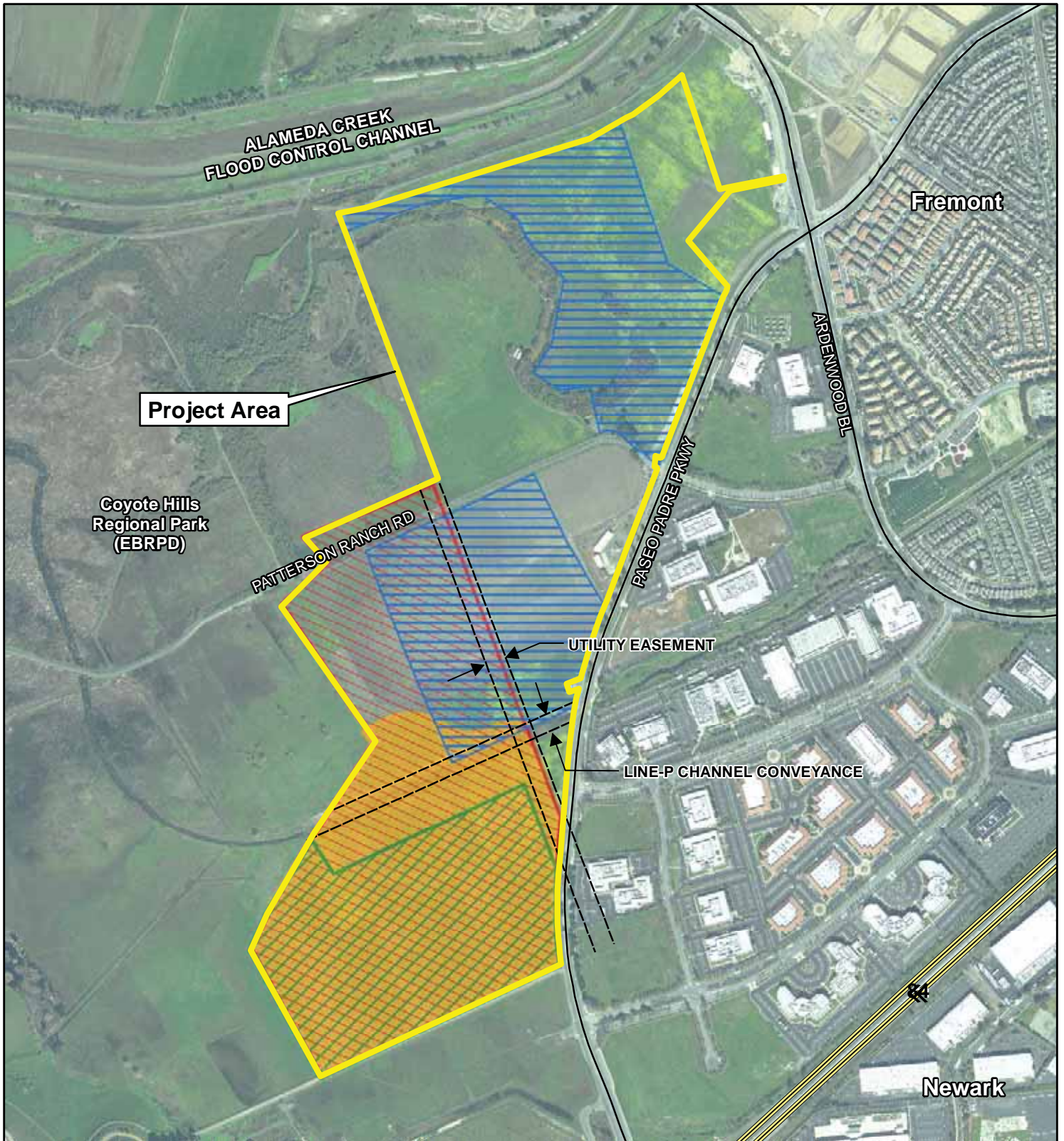
5.3.1 HISTORICAL ECOLOGY

The Historical Ecology of the Plan Area consists of information obtained on plant communities and habitats that existed within the Plan Area prior to settlement and subsequent modifications to the landscape from farming, land reclamation activities, salt production, road construction, and flood control channel and irrigation canal and drainage construction. Historic ecological information can help inform the development of a habitat restoration and enhancement Project, while also contextualizing the substantial changes to soil conditions, surface water and shallow zone groundwater hydrology that have occurred over the last 150 or more years.

Information on the historical ecology of the Plan Area is available from the 2013 Alameda Creek Watershed Historical Ecology Study⁸. **Figure 5.3, Historical Ecology Map**, derived from this source, shows the plant communities that occurred in the Plan Area prior to the changes that occurred from the pioneering settlements of the Ardenwood area. Landscape alteration activities in the Ardenwood area began in the late 1850's when this area began to be intensively farmed, flood irrigated, drained, and reclaimed from the edge of the Bay. Part of the land reclamation involved diverting silt laden runoff from the nearby streams to more low lying saline areas to build up elevations with better soils, as well as installation of a complex agricultural drainage and irrigation system. .

The most notable feature on this map is historic Ardenwood Creek and its' riparian area, which was the forerunner of the present day Patterson Slough remnant. Ardenwood Creek consisted of a braided

⁸ San Francisco Estuary Institute (SFEI). 2013. *Alameda Creek Watershed Historical Ecology Study*.




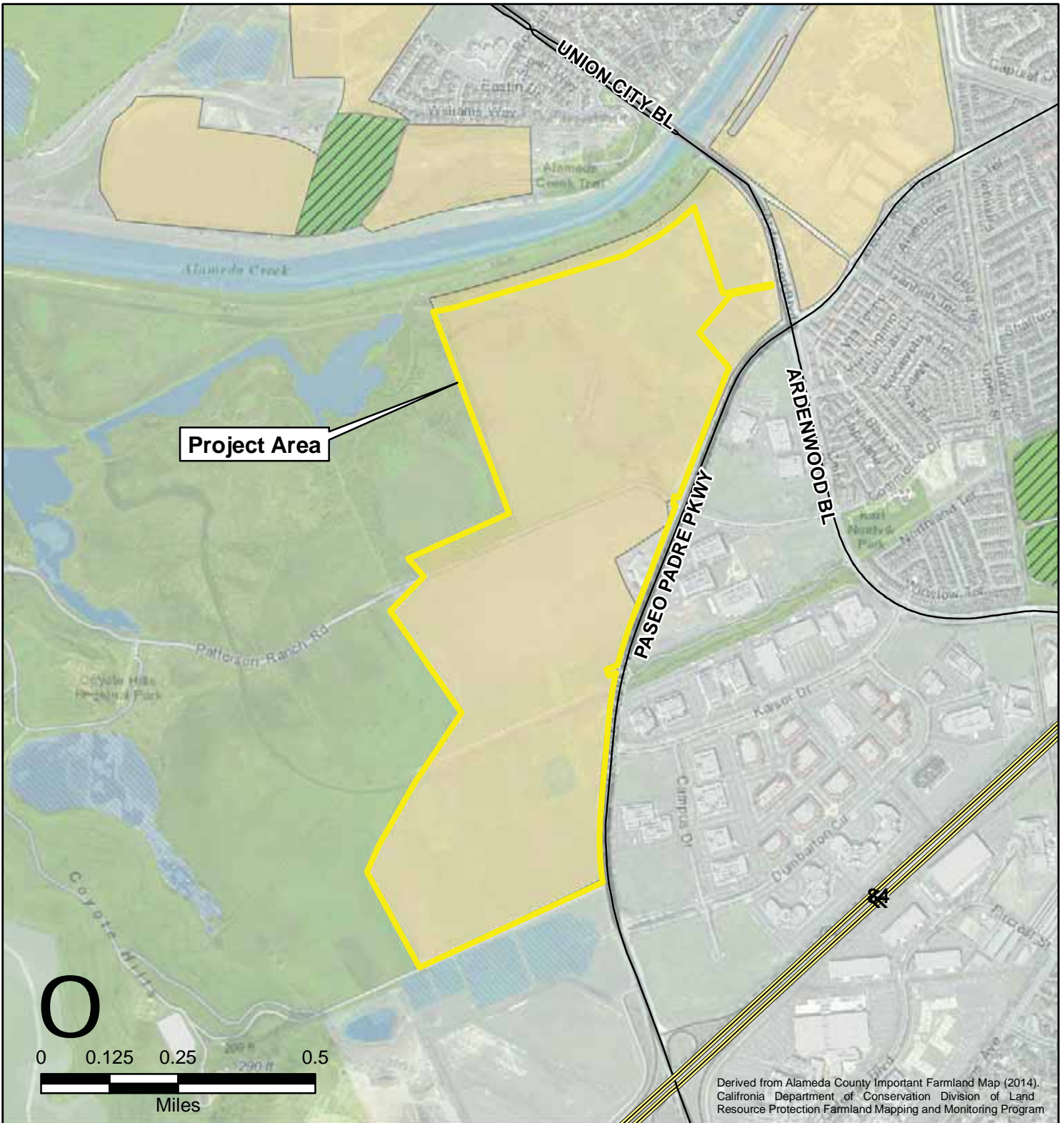
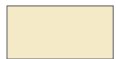
- | | | | |
|--|----------------------|---|---|
|  | Open Space Easement |  | Easement Corridor |
|  | ACFCWCD |  | Agriculture and Conservation Protected Property |
|  | Williamson Act Lands | | |



Figure 5-1



Prime Farmland:
Land that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.



Grazing Land:
Land on which the existing vegetation is suited to the grazing of livestock

Figure 5-2

PRIME AGRICULTURAL LANDS
Coyote Hills Restoration and Public Access

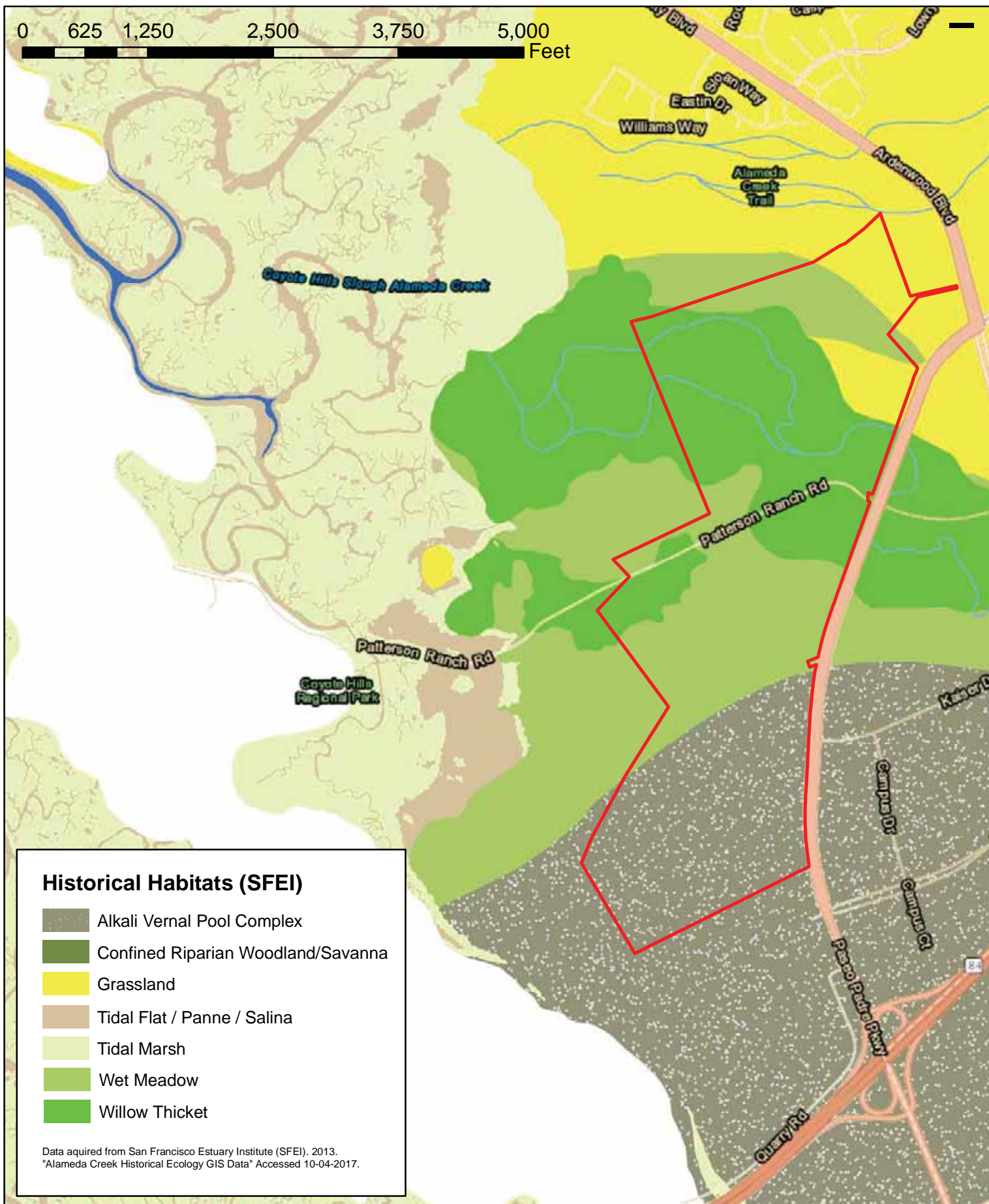


Figure 5-3
HISTORICAL ECOLOGY MAP

distributaries' channel network prior to construction of the Alameda Creek and Crandall Creek flood control channels beginning in the late 1960s⁹. A large willow sausal or flooded Willow Grove surrounded the creek system and extended to the north and south, covering most of the northern and a part of the central portion of the Park Project Expansion area. Another remnant of this historic channel system occurs on the nearby Ardenwood Historic Farm and includes such riparian species as red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), black walnut (*Juglans nigra*), and coast live oak (*Quercus agrifolia*).



Wet meadow is shown on the Historic Ecology map as occurring in the central portion of the Plan Area, between present day Patterson Ranch Road and Ardenwood Creek. This was a naturally sub-irrigated grassland system, fed by a relatively shallow fresh to slightly brackish groundwater system. Much of the wet meadow area is presently farmed and higher elevation areas contain the best agricultural soils.

Alkali vernal pool complex are shown to the south of Ardenwood Creek. This area still retains a central, salt grass covered drainage ditch, along with scattered shallow drainage depressions that pond rain water seasonally.

The depiction of the alkali vernal pool wetlands in this area is consistent with information collected for the LUPA and restoration planning, which indicates elevations are between about 6.0 and 9.0 feet (NAD88). These elevations represent salt marsh ecotone or the transition zone between marsh and upland grasslands and wet meadow. Soil sampling and laboratory analysis also indicate this area is moderately to strongly saline- alkaline with a strongly saline alkali shallow groundwater table 2 to 4 feet below ground surface, during some portions of the year.

Wet meadow and willow thickets are also depicted as historically occurring along Patterson Ranch west of the Park Expansion area with wet meadow being displaced by tidal marsh and saline tidal flat/ panne as the land surface drops in elevation around the toe of the Coyote Hills upland grasslands.

Today much of the lowlands to the west are occupied by cattail dominated marshes which occur in ponded areas, and along the relocated and reconstructed Line P / Ardenwood Creek Flood Control Channel. Scattered remnant patches of willow (willow thickets) also remain in this area.

⁹ Oakland Museum of California. 2010. *Creek and Watershed Map of Western Alameda County, a Digital Database*.

5.3.2 BIOLOGICAL COMMUNITIES



There are 11 existing biological communities or plant communities and habitat types that exist within the Coyote Hills Plan Area (Figure 5-4, Biological Communities) in addition to agricultural fields and urban and developed areas such as the Farm Corporation Yard. The site is dominated by non-sensitive biological communities including non-native grassland and developed areas. Both wetland and riparian sensitive biological communities are found on the project site. These are broadly categorized as wetlands/creeks or riparian uplands, grasslands or areas that are weedy (ruderal). These communities consist of habitats with groupings of plant species and associated wildlife that share a niche within the same or similar biological and environmental conditions. These unique habitats, along with their historical context, are discussed below.










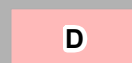

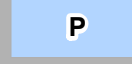


Non-Sensitive Biological Communities

Ruderal Grassland (Rg). The ruderal or weedy non-native annual grassland community is one of the larger plant communities present within the Coyote Hills Plan Area, including in the area immediately north and south of Patterson Ranch Road, surrounding Patterson slough, and south of Ardenwood Creek and on the hillsides above the Visitor Center.

This biological community is characterized by a mixture of some native, but mostly non-native species including grasses, forbs, and shrubs. These species include slender wild oat (*Avena fatua*), Italian rye (*Festuca perennis* [*Lolium multiflorum*]), ripgut brome (*Bromus diandrus*), wild radish (*Raphanus sativa*), bristly ox-tongue (*Helminthotheca* [*Picris*] *echioides*), mustard (*Brassica nigra*, *B. rapa*), cheeseweed



BIOLOGICAL COMMUNITIES

-  **SW** Freshwater Seasonal Wetland
-  **SX** Saline Seasonal Wetland
-  **FW** Freshwater Emergent Wetland
-  **CM** Cattail Marsh
-  **RR** Restored Creek Zone
-  **WT** Willow Thickets
-  **WF** Mixed Riparian Forest
-  **RG** Ruderal Grassland
-  **AG** Agricultural Crop Land
-  **OW** Oak Woodland
-  **D** Disturbed or Developed Land
-  **CS** Cottonwood Stands
-  **P** Poned / Waters
-  **BR** Brush

(*Malvia parviflora*), wild oat (*Avena barbata*), harding grass (*Phalaris aquatica*) and Italian thistle (*Carduus pycnocephalus*).

Despite its weedy appearance, this mixed plant community supports a variety of common mammal populations including the California ground squirrel (*Otospermophilus beecheyi*), California meadow vole (*Microtus californicus*) and the Botta pocket gopher (*Thomomys bottae*). These small mammal populations provide a major food resource for local predators including the Pacific gopher snake (*Pituophis catenifer catenifer*), white-tailed kite (*Elanus leucurus*), and northern harrier (*Circus cyaneus*). The burrows of ground squirrels and pocket gophers within these non-native grassland communities also provides potential habitat for the burrowing owl (*Athene cunicularia*) (a California and Federal Species of Concern) whom use abandoned burrows as roosting sites.



Brush (BR). An area of Brush or Brushland, a remnant of the historic coastal scrub community occurs on the upland hills above the Visitor Center. This plant community includes areas of Coyote brush and poison oak (*Toxicodendron diversilobum*), and some scattered California sagebrush (*Artemisia californica*), along with annual native and non-native grasslands and forbs.

A variety of wildlife use this habitat, including deer, California thrasher (*Toxostoma redivivum*), rock wren (*Salpinctes obsoletus*), California quail (*Callipepla californica*), Western fence lizard (*Sceloporus occidentalis*), and California ground squirrel (*Otospermophilus beecheyi*) in more open grassy areas. The loggerhead shrike, a California and federal species of Concern nests in the hills.

Agricultural Cropland (Ag). This map unit consists of disturbed or cropped agricultural fields that were also historically (and currently) grazed by cattle and sheep. They are typically disked between crop cycles and also have been used for grains, potatoes, root crops, tomatoes and corn since approximately 1850. The plant community that resulted from this land use when not in crop production is considered non-native grasses and weedy, ruderal vegetation including black mustard (*Brassica nigra*), poison hemlock (*Conium maculatum*), field bindweed (*Convolvulus arvensis*) and perennial pepperweed (*Lepidium latifolium*).



Although crop land areas are not reflective of the historic ecology of Patterson Ranch, it still provides foraging and habitat for a myriad of small to medium sized mammals such as ground squirrels (*Spermophilus beecheyi*), black-tailed jackrabbits (*Lepus californicus*), deer mice (*Peromyscus maniculatus*), the California Vole (*Microtus californicus*) and Botta's pocket gopher (*Thomomys bottae*) that use these areas, especially during the part of the year that the fields are fallow. As noted above, this

constitutes good foraging habitat for a number of important avifauna and large raptor species that use this area.

Developed or Urban Area (D). Developed portions of the Plan Area include roads and trails that serve the existing the Coyote Hills Regional Park, including Patterson Ranch Road and Tuibun Trail, utility access roads, parking lots, levees, existing buildings and other Park facilities. The primary developed area consists of the Farm Corporation Yard located adjacent to Paseo Padre and south of Patterson



Ranch Road and associated with the leased farm lands. These developed features also include an existing adjacent parking area and several farm buildings. Other developed areas include a utility service area (Union Sanitation District pump station) south of Ardenwood Creek at Paseo Padre Parkway.

Unless fully paved, these developed areas are primarily host to scattered non-native grassland, and ruderal herbaceous populations of wild radish

(*Raphanus sativus*), mustard (*Brassica nigra*, *B. rapa*), cheeseweed (*Malva parviflora*), wild oat (*Avena barbata*), and ripgut brome (*Bromus diandrus*), slender wild oat (*Avena fatua*), Italian rye (*Festuca perennis* [*Lolium multiflorum*]), ripgut brome (*Bromus diandrus*), bristly ox-tongue (*Helminthotheca* [*Picris*] *echioides*), and Italian thistle (*Carduus pycnocephalus*).

Sensitive Biological Communities

The preliminary waters assessment was based primarily on the presence of unvegetated, ponded areas, or flowing water, or evidence indicating their presence such as a high water mark or a topographically defined drainage course. Areas of wetlands are also shown on the Biological Communities Map (Figure 5-4). Any potential wetland areas were identified as areas exhibiting dominant hydrophytic vegetation, hydric soil indicators, and wetland hydrology indicators. Hydrophytic vegetation was indicated by dominance¹⁰ of plant species with a wetland indicator status^{11, 17} of OBL, FACW, or FAC as given on the U.S. Fish and Wildlife Service List of Plant Species that Occur in Wetlands.¹² Evidence of wetland hydrology can include direct evidence (primary indicators), such as visible inundation or saturation, surface sediment deposits, algal mats and oxidized root channels, or indirect indicators (secondary

¹⁰ The presence of hydrophytic vegetation is determined based on indicator tests described in the Arid West Supplement. The primary methodology to determine hydrophytic vegetation dominance in the Arid West Supplement is to apply the "50/20 rule" (Indicator 1; Dominance Test) described in the manual. To apply the "50/20 rule," dominant species are chosen independently from each stratum of the community. Dominant species are determined for each vegetation stratum from a sampling plot of an appropriate size surrounding the sample point. Dominants are the most abundant species that individually or collectively account for more than 50 percent of the total vegetative cover in the stratum, plus any other species that, by itself, accounts for at least 20 percent of the total vegetative cover. If greater than 50 percent of the dominant species has an OBL, FACW, or FAC status, the sample point meets the hydrophytic vegetation criterion.

¹¹ OBL = Obligate, always found in wetlands (> 99 percent frequency of occurrence); FACW = Facultative wetland, usually found in wetlands (67-99 percent frequency of occurrence); FAC = Facultative, equal occurrence in wetland or non-wetlands (34-66 percent frequency of occurrence).

¹² Reed, Jr., Porter B. 1988. National List of Plant Species That Occur in Wetlands: National Summary. U.S. Fish & Wildlife Service. Biol. Rep. 88 (24). 244 pp.

indicators), such as a high water table in the dry season. Some indicators of wetland soils include soils with a sulfidic odor, and soils that contain redoximorphic features as defined in *Field Indicators of Hydric Soils in the United States*.¹³

The Plan Area is somewhat unique in that depressional areas that pond water in the winter have mostly weedy and facultative plants, but most often lack soil indicators of wetlands in their upper profile, other than having very dark soil colors, indicative of their association with a productive biological system.

Freshwater Seasonal Wetland (Sw). The freshwater seasonal wetland plant community occurs scattered throughout the Coyote Hills Plan Area, including the west end of the farmed area south of Patterson Ranch Road, near Patterson Slough, associated with remnant agricultural drainage ditches, within the southern portion of the Project Area, and along Crandall Creek (K-line channel). These most often occur associated with topographic depressions that pond water, or in low lying areas that either have a shallow sub-surface clay pan that perches water during the rainy season, or have a high seasonal groundwater table.



Seasonal wetlands are freshwater wetlands that support ponded or saturated soil conditions during winter and spring and are dry through the summer and fall until fall/winter rainfall begins to saturate the soil. Vegetation typically associated with seasonal wetlands in the Patterson Ranch Project study area consists of wetland generalists, such as hyssop loosestrife

(*Lithium hyssopifolia*), brass buttons (*Cotula coronopifolia*), birds-foot trefoil (*Lotus corniculatus*), toad rush (*Juncus bufonius*), rabbitsfoot grass (*Polypogon monspeliensis*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneaum*), and Italian ryegrass (*Festuca perennis*).

The presence of invasive plant species within this plant community is primarily the result of proximity to adjacent disturbed agricultural/ruderal plant communities. Some of the seasonal wetlands were also at one time farmed, as drainage conditions were improved by the installation of an agricultural ditch system that has since deteriorated. Larger areas of high quality freshwater wetland plant communities provide potential nesting habitat for a number of birds including the northern harrier (*Circus cyaneus*), California black rail (*Laterallus jamaicensis coturniculus*), and the short eared owl (*Asio flammeus*). Of

¹³ U.S. Department of Agriculture (USDA), Natural Resources Conservation Service, 2010b, *Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils*, Version 6.0, in cooperation with the National Technical Committee for Hydric Soils, U.S. Army Corps of Engineers.

these, short-eared owls and California black rails have been observed to occur to the west in Coyote Hills Regional Park, but not in the Park Expansion area.

Saline Seasonal Wetland (Sx). Saline seasonal wetlands are present in large low lying areas to the north and south of Patterson Ranch Road, beginning generally west of the kiosk and extending to the Ardenwood Creek crossing of Patterson Ranch Road. This seasonal wetland type also occurs along a drainage ditch bisecting the historic vernal pool area south of Ardenwood Creek.

Pickleweed (*Salicornia virginica*) dominates or co-dominates the majority of this area, along with other annual grasses and other salt tolerant native plants. These seasonal wetlands typically extend from an elevation of about 4.0 to 6.5 feet (NAD) where they transition to freshwater seasonal wetlands in depressional areas and ruderal upland grasslands at slightly higher elevations. During winter months incident rainfall and runoff from adjacent areas is temporarily impounded as it slowly infiltrates or drains to adjacent ditches and ponds. Saline groundwater in these areas is within 0.5 and 2.0 feet of the ground surface.

Pickleweed becomes less dominant in the saline seasonal wetlands along and south of Patterson Ranch Road, where fat hen (*Atriplex petalua*), brass buttons, (*Cotula coronopifolia*), vernal pool mint (*Pogogyne zizpforoides*) Dowingia (*Dowingia concolor*) salt grass (*Distichulus spicata*) hair grass (*Deschompsia danthonoides*) rabbit foot grass (*Polypogon nonspeliensis*) and dock (*Rumex* sp.) also occur, along with such weeds as alkali Russian thistle, bristly ox tongue (*Picris echiodes*) and Mediterranean barley.



Alkali bulrush (*Bolboschoenus maritimus*) and Baltic rush (*Juncus baltica*) occur in small wetter depressional areas and areas of cattail marsh also contain Tule (*Scirpus acutus*) south of Patterson Ranch Road and west of Ardenwood Creek.

Saltgrass (*Distichlis spicata*) is the predominant plant in the Saline seasonal wetlands mapped in the former agricultural drainage ditch in the area south of Ardenwood Creek, although Rabbitsfoot grass (*Polypogon monspeliensis*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneaum*), and Italian ryegrass (*Festuca perennis*) were also observed to be present.



Areas dominated by saltgrass occur where saline-alkali sub-soils became the new surface following excavation of the drainage ditch, and where brackish groundwater was brought close to the surface. This represents the likely post grading plant cover for restoration areas that involve shallow excavation in areas with strongly saline alkali sub-soils.

The saline seasonal wetlands are an important resting and foraging area for migratory shorebirds during the fall and winter. These include Black-necked stilt (*Himantopus mexicanus*), Common Snipe (*Gallinago gallinago*), Dunlin (*Calidris alpina*), Greater Yellow Legs (*Tringa melanoleuca*) and Long-Billed Dowitcher (*Limnodromus scolopaceus*). Other notable birds using this habitat include the Short-eared owl,

Saltmarsh Common Yellowthroat (*Geothlypis trichas sinuosa*), Northern Harrier, and Savannah Sparrow (*Passerculus sandwichensis*).

California black rail, (*Laterallus jamaicensis coturniculus*) a California Threatened species (CT) and a Federal Bird of Conservation Concern (BCC), and salt marsh harvest mouse, (*Reithrodontomys raviventris*) a California and federal Endangered species (CT, FT) utilize this habitat and nearby seasonal wetlands and grasslands. Black Rail is known to occur to the north of Patterson Ranch Road, near the Alameda Creek Flood Control Channel, while salt marsh harvest mouse has been confirmed to be present west of the Park Expansion area and north of Patterson ranch Road. Special status species are discussed further in the next section of Biology.

Freshwater Emergent Wetland (Fw). This plant community occurs in areas of ponding and seasonally high groundwater, where upwelling fresh to slightly brackish groundwater intersects with the ground surface on the west side of Patterson Slough, making the soils near perennially saturated. In the Project study area plant species associated with perennial freshwater marsh include willows (*Salix* sp.) Mediterranean barley, Italian ryegrass, rabbitsfoot grass nut sedge (*Cyperus eragrostis*), Baltic rush (*Juncus balticus*), toad rush, narrow leaved cattail (*Typha angustifolia*), alkali bulrush (*Bolboschoenus robustus*), hardstem bulrush or tule (*Schoenoplectus acutus* var. *occidentalis*), Chairmaker's bulrush (*Schoenoplectus americanus*), stinging nettle (*Urtica dioica* ssp. *holosericea*) and willowherb (*Epilobium ciliatum*).

Review of the existing biological studies that have been completed for this area also noted that previous fieldwork identified the presence of these perennial emergent marsh species, but this plant community has not been allowed to fully develop as it has either been disked or grazed during previous years.

Cattail Marsh (CM). A small Cattail Marsh, which is a form of freshwater emergent marsh, is found in the northern part of the site, at the northern end of Patterson Slough, where the willow over story is more open and where water is ponded at depths of more than 3 feet for extended periods. Extensive areas of cattail marsh are also present just west of the Plan Area within the existing Coyote Hills Regional Park, and to the immediate north of the Plan Area along portions of Crandall Creek (K-line channel), as well as within Ardenwood Creek at or near the western end of the Project Area.



Cattail Marsh communities consist of varying densities of cattail varieties including common cattail (*Typha latifolia*), and narrowleaf cattail (*T.angustifolia*) interspersed with occasional patches of bulrush (*Scirpus acutus*) and hardstem tule (*Schoenoplectus acutus*). Birds that frequent these cattail dominated marshes include the Pied Billed

Grebe (*Podilymbus podiceps*), Ruddy Duck (*Oxyura jamaicensis*), and Red Winged Blackbird (*Agelaius phoeniceus*).

Historically, the area now vegetated with cattail marsh to the west was more diverse, and was host to a wide variety of marshland vegetation that supported birds, and mammals including tules (*Schoenoplectus acutus*) and pickleweed (*Salicornia pacifica* [*S.virginica*]). Farming practices, land

alteration, diking, salt production, and increased freshwater runoff are all primary contributors to the establishment and encroachment of dense cattail stands within and around the Plan Area.

Ponds and Creeks (P). Areas of deeper ponded water and creek channels are shown on the Biological Communities Map in blue, using the symbol P. These areas are generally dominated by two types of cattail. Common cattail (*Typha latifolia*) typically occurs from near water's edge out to a depth of five or six feet. Narrow leaf cattail (*Thypha angustifolia*) predominates on the wet shoreline edge.

The density of the cattail stands in many places may impede use of this habitat by aquatic birds, but non-aquatic birds such as long-billed marsh wren (*Cistothorus palustris*), common salt marsh yellowthroat (*Geothlypis trichas sinuosa*), and red-winged black-bird (*Agelaius phoeniceus*) benefits from these dense stands. The more open ponded areas provide an important winter refuge for migratory waterfowl, including northern shoveler (*Anas clypeata*), northern pintail (*Anas acuta*), and green-winged teal (*Anas carolinensis*). Diving ducks, terns, and pelicans also use the open water areas. Common breeding birds in the cattail rimmed ponds and marsh areas include American bittern (*Botaurus lentiginosus*), common moorhen (*Gallinula chloropus*), marsh wren (*Cistothorus palustris*), pied-billed grebe (*Podilymbus podiceps*), and ruddy duck (*Oxyura jamaicensis*). A large flock of tri-colored blackbird (*Agelaius tricolor*), a California Species of Special Concern, uses the emergent marsh and ponds from around mid-November through mid-January.

Restored Creek and Seasonal Wetland Restoration Area (RR). During the fall of 2016, the Line-P section of the Coyote Hills Plan Area was restored by Alameda County Flood Control and Water Conservation District as part of the Ardenwood Creek Restoration Project. The Project was completed in order to improve flood flow capacity and efficiency, discourage cattails from reestablishing in the channel, and create an integrated ecosystem of riparian and seasonal wetland habitats. There are approximately 20 acres of restored creek and seasonal wetland, including open water, seasonal wetlands, and mixed riparian forest along Ardenwood Creek in the Coyote Hills Plan Area.



Section of seasonal wetland restored as part of the Ardenwood Creek Restoration Project.

The creek corridor was planted with native trees as a part of the creek restoration work including coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), Fremont cottonwood (*Populus fremontii*), arroyo willow (*Salix lasiolepis*), and box elder (*Acer negundo*) in order to create an area of mixed riparian forest habitat. This project is in the establishment phase of implementation.

Willow Thicket (Wt). Willow thicket occurs at the east end of Patterson Slough as well as adjacent to Patterson Ranch Road in the northern portion of the site. Willow thickets are also present west of the Coyote Hills Plan Area and along the flat lands of Crandall Creek (K-line channel).

Willow thickets are dominated by Arroyo willow (*Salix lasiolepis*), and Red willow (*Salix laevigata*) although some widely scattered cottonwoods, box elders and western sycamore trees may occur. Willow thickets are also distinct from mixed riparian forests by their lack of understory vegetation, and the absence of a perennial surface water feature such as a creek.



Willow thicket adjacent to Patterson Ranch Road

Willow thickets can provide nesting and foraging habitat for resident and migratory bird species including the Tricolored Blackbird (*Agelaius tricolor*), Yellow Headed Blackbird (*Xanthocephalus xanthocephalus*), and the Saltmarsh Common Yellowthroat (*Geothlypis trichas sinuosa*). All of these have all been observed within the Project Area or within willow thickets in the adjacent Coyote Hills Regional Park.



Aerial view of Patterson Slough, looking NW, with the Farm Labor Contractors residence in the foreground.

Mixed Riparian Forest (Wf).

Patterson Slough is the most important biological feature within the Plan Area and is characterized by a mixed willow-dominated riparian forest.

Mixed willow riparian forests are typically characterized by occurring along stream courses with near perennial surface or near-surface water. The Patterson Slough mixed riparian forest has an established canopy including arroyo willow (*Salix lasiolepis*), coast live oak (*Quercus agrifolia*), and western sycamore (*Platanus racemosa*). This community also has a dense, established vegetative understory that supports

poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), California rose (*Rosa californica*), and coyote brush (*Baccharis pilularis*). It represents the remnant of a once extensive willow sausal along historical Crandall creek that occurred from just south of Patterson Ranch Road, to north of Alameda Creek. This was considered to be the largest willow sausal in the East Bay.

Mixed willow riparian forests are another example of a biological community that has decreased in range over the past 150 years due to human use, development, and colonization of invasive plant species. Historically in the Plan Area, virtually all of the area north of Patterson Ranch Road was a riparian forest or a willow sausal (a willow marsh or forested lake with standing water). Despite the reduction of their range, these forests still host numerous species of migratory birds including Nuttall's woodpecker (*Picoides nuttallii*), and white tailed kite (*Elanus leucurus*). These forests also provide habitat for a number of medium sized mammals including the Western Red Bat (*Lasiurus borealis*),

Striped Skunk (*Mephitis mephitis*), Virginia Opossum (*Didelphis virginiana*), Common Raccoon (*Procyon lotor*), Grey Fox (*Urocyon cinereoargenteus*), and Mule Deer (*Odocoileus hemionus*).

Oak Woodland (Ow). The oak woodland plant community within the Plan Area consists of a small area of coast live oak trees located north of Patterson Ranch Road at Paseo Padre Parkway, at the south-east end of Patterson Slough. Previous biological studies of Patterson Slough have considered it to be a part of the riparian corridor, but it was separated as a distinct plant community as drainage and hydrology and topographic conditions here are considerably different from the remainder of the Slough, and to point out its unique character for consideration as potential habitat expansion associated with oak savanna restoration and enhancement planning.



This community is comprised of coast live oak (*Quercus agrifolia*) with a developed understory consisting of a mixture of native California grasses and non-native grasses, and forbs. Some of these are slender wild oat (*Avena fatua*), Italian rye (*Festuca perennis* [*Lolium multiflorum*]), ripgut brome (*Bromus diandrus*), wild radish (*Raphanus sativa*), bristly ox-tongue (*Helminthotheca* [*Picris*] *echioides*), and Italian thistle (*Carduus pycnocephalus*).

Cottonwood Stands (Cs). There is a very open stand of widely scattered mature western cottonwood (*Populus fremontii*) trees that extends west from the culvert at Paseo Padre Parkway west to the end of the restored section of the Ardenwood Creek channel. A “grove” of widely scattered cottonwoods also occurs to west of the end of the Ardenwood Creek in the adjacent Coyote Hills Regional Park. Some cottonwood trees along Ardenwood Creek were inter-planted with western sycamore (*Platanus racemosa*) and coast live oak trees as a part of the creek restoration project (see Restored Creek and Seasonal Wetland Restoration Area description).



Among the local wildlife that are known to frequent and or inhabit these scattered cottonwood trees are the Cooper's hawk (*Accipter cooperi*), Nuttall's woodpecker (*Picoides nuttallii*), black-tailed jackrabbit (*Lepus californicus*), deer mouse (*Peromyscus maniculatus*) and western red bat (*Lasiurus blosevillii*).

5.3.3 WILDLIFE

The Project Area has historically been used for agriculture and is currently predominantly fallow non-native grassland, or ruderal land with some cultivated fields. As a result, the current wildlife resource value of the ruderal areas is low compared to the site's historic undisturbed land cover. Current wildlife use of the large expanse of ruderal grasslands is primarily by rabbit (*Lepus californicus*), deer (*Odocoileus hemionus*), red fox (*Vulpes vulpes nicator*), coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*),

raccoon (*Procyon lotor*), pocket gophers (*Thomomys bottae*), moles (*Scapanus townsendii*), meadow voles (*Microtus californicus*), and common harvest mice (*Reithrodontomys megalotis*). The small mammals inhabiting the ruderal grassland areas and nearby seasonal wetlands support many raptor species including the white tailed kite (*Elanus leucurus*), golden eagle (*Aquila chrysaetos*), peregrine falcon (*Falco peregrines*), and red tailed hawk (*Buteo jamaicensis*).

Special Status Wildlife Species

Species of Special Concern (State) or Species of Concern (Federal) are special animal /plant species tracked by the California Natural Diversity Database (CNDDDB), regardless of their legal or protection status. The CNDDDB is maintained by the California Department of Fish and Wildlife and is a data base or tool that inventories the status and locations of rare plants and animals in California. It is often used in the preparation of the Biological Resources section of CEQA documents and in project regulatory permitting.

For purposes of describing the Special Status of species below, the following acronyms are used: Threatened (FT) or Endangered (FE) by the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) under the Federal Endangered Species Act (FESA) as well as Birds of Conservation Concern (BCC); those that are listed or proposed for listing as Rare (CR), Fully Protected (CFP), Threatened (CT), or Endangered (CE) by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA); those recognized as Species of Special Concern (CSC) by the CDFW, and those plants which occur on lists 1 and 2 of the California Native Plant Society (CNPS) California Rare Plant Rank (CRPR); and lastly those recognized by the Western Bat Working Group (WBWG) as High or Medium priority species. Special Status Species are shown in **Figure 5-5**.

There are a total of 75 Special Status wildlife and plant species that have a moderate or high potential to occur within or in close proximity to the Plan Area. Twenty of the 75 Special Status species are Special Status wildlife that are either State/Federally threatened/endangered or are of significant prominence within the Plan Area. The Special Status wildlife species include the following:

- Alameda song sparrow (*Melospiza molodia pusillula*)
- Bank swallow (*Riparia riparia*)
- Burrowing owl (*Athene cunicularia*)
- California black rail (*Laterallus jamaicensis coturniculus*)
- Golden eagle (*Aquila chrysaetos*)
- Loggerhead shrike (*Lanius ludovicianus*)
- Northern harrier (*Circus cyaneus*)
- Salt marsh common yellowthroat (*Geothlypis trichas sinuosa*)
- Short-eared owl (*Asio flammeus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Tri-colored blackbird (*Adelaius tricolor*)
- White-tailed kite (*Elanus leucurus*)
- Salt marsh harvest mouse (*Reithrodontomys raviventris*)
- Fringed myotis (*Myotis thysanodes*)
- Long legged myotis (*Myotis volans*)
- Pallid bat (*Antrozous pallidus*)
- Townsend's big eared bat (*Corynorhinus townsendii*)
- Western red bat (*Lasiurus blosevilli*)
- Steelhead salmon (*Oncorhynchus mykiss*)
- Monarch butterfly (*Danaus plexippus*)

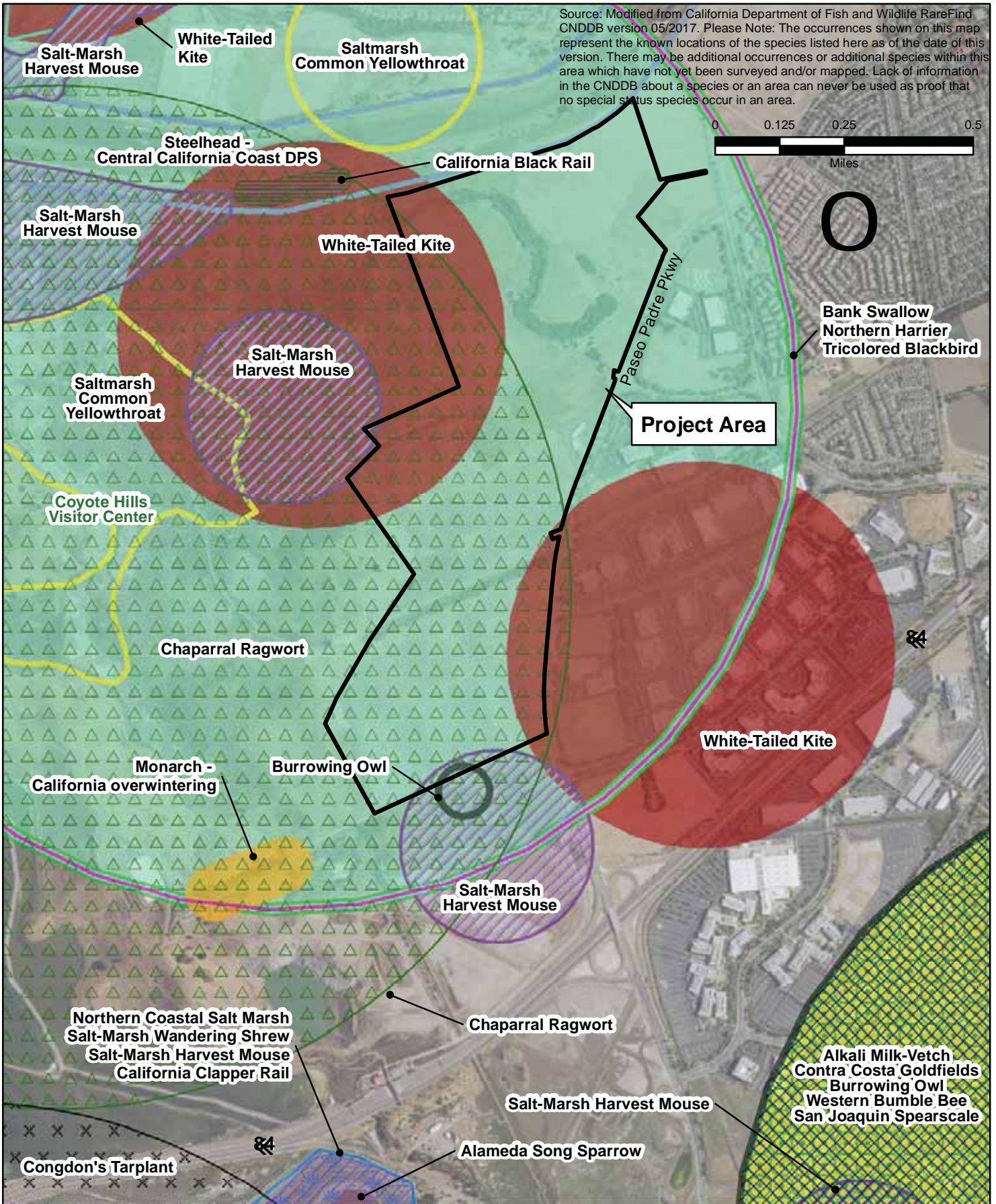


Figure 5-5

A number of Special Status Species surveys were conducted during the planning and environmental review work completed for the Patterson Ranch Planned District project as well as monitoring and observation conducted by the Project Biologist during the Phase I Ardenwood Creek flood control and restoration project. Previous biological surveys included:

- § California Red-Legged Frog (CRLF) surveys of Patterson Slough and Line P by Pacific Biology (Sept. 2007) and H.T. Harvey (Aug. 2001). No CRLF found, although potential suitable habitat was identified.
- § California Tiger Salamander (CTS) by and H.T. Harvey (Aug. 2003) and Condor Country Consulting (2003). No CTS found.
- § Vernal Pool Fairy Shrimp (VPFS) by Condor Country Consulting (Nov. 2003) and Helm Biological Consulting (Feb. 20014). No VPFS or Federally listed large branchiopods found.
- § Burrowing owl (BO) by Pacific Biology (July 2007) and H.T. Harvey (Aug. 2001). No BO were found, but were known to have been historically present and observed south of Project area.
- § Hawks and other Birds of Prey observed by H.T. Harvey 2001, 2002, 2003) included red tailed hawk, Northern Harrier, and White-tailed kite, which were all observed foraging on site or nearby areas.

Based on the above biological investigations it was determined that the Park Expansion area may provide nesting and foraging habitat for a number of Special Status species listed above. The overall Project Area provides foraging grounds for the Peregrine Falcon, and numerous other raptors listed by the State as Species of Special Concern. The wetlands and winter ponded areas also serve as nesting, foraging, resting and migratory stop over areas for numerous bird species, especially wading birds, shorebirds, and waterfowl.

Select Special Status wildlife species that were observed, or have moderate to high potential to occur on or near the project site, based on the Biological Resources Assessment and Shuford and Gardali¹⁴, are discussed below.

BIRDS

Alameda Song Sparrow (*Melospiza molodia pusillula*) – CDFW Species of Special Concern, USFWS Bird of Conservation Concern



Alameda Song Sparrow inhabit salt, fresh, and brackish marshes and the moist, brushy, and weedy edges of these habitats and are present along eastern and southern San Francisco Bay salt marshes. Roosts in low lying marsh vegetation, high enough to avoid flooding during high tides. This song sparrow will avoid areas where water is stagnant and/or tidal flow is obstructed.¹⁵ Suitable foraging and nesting habitat is available on the project site.

Alameda song sparrow
Source: Pbase.com
Photo by Glen Tepke

¹⁴ Shuford, W.D., and Thomas Gardali. 2005. *California Bird Species of Special Concern*. Western Field Ornithologists, Camarillo, CA, and California Department of Fish and Game, Sacramento, CA.

¹⁵ W.D. Shuford, 1993, *The Marin County Breeding Bird Atlas: A Distributional and Natural History of Coastal California Birds*, California Avifauna Series 1. Bushtit Books, Bolinas, CA.

Bank Swallow (*Riparia, riparia*) – State Threatened, California Threatened

Bank swallows (*Riparia riparia*) have a very wide distribution throughout the world, but in California are concentrated primarily along the Sacramento and Feather rivers. Their nesting habitat consists of vertical caves, sand banks, and along marshes and river banks. Within the Plan Area, this species are known to occur to the west within Coyote Hills Regional Park; however observed occurrences are rare and they have not been observed or confirmed to be present within the Plan Area.

Non-Special Status species of swallow are more commonly observed within the Project area, and include: cliff swallow (*Petrochelidon pyrrhonota*), tree swallow (*Tachycineta bicolor*), and barn swallow (*Hirunodo rustica*) species. Cliff swallows (a non-listed migratory species) were observed nesting within the Paseo Padre Parkway – Ardenwood Creek/Line P culvert during Pre-construction Biological surveys completed for the ACFCWCD Phase 1 Flood Control and Wetlands Mitigation Area project 2016. These cliff swallow nests are protected under the Migratory Bird Treaty Act of 1918 Section 703 and were accordingly protected from disturbance during construction of the culvert.

Burrowing Owl (*Athene cunicularia*) – CDFW Species of Special Concern

Burrowing Owl (BO) are endemic to the grasslands, rangelands, disturbed agricultural areas, and deserts of North America. BO nest and roost within underground burrows such as those excavated by ground squirrels, prairie dogs, and gophers. Nesting season begins in late March or April. Unlike other owls, the BO is frequently active during the day but accomplish the majority of their hunting at night, preying upon small rodents, and insects. BO has been observed within the Plan Area, and in the neighboring Coyote Hills Regional Park. The ruderal grasslands, and agricultural fields within the Project Area provide suitable nesting and foraging habitat for this species.



Burrowing owl
Source: Macaulaylibrary.org

California Black Rail (*Laterallus jamaicensis coturniculus*) – State Threatened, CDFW Fully Protected, USFWS Bird of Conservation Concern. Low Potential.



California black rail
Source: Data.prbo.org

California black rail (CBR) are endemic to California’s coastal salt and brackish marsh habitats ranging from Bodega Bay to Morro Bay, with some populations known to occur within inland freshwater marshes. Within the San Francisco Bay, CBR is known to occur within habitat that ranges from salt marshes dominated by pickleweed (*Salicornia spp.*), salt grass (*Distichlis spicata*), and cord grass (*Spartina foliosa*) to brackish marsh dominated by bulrush (*Scirpus spp.*), tule (*Schoenoplectus acutus*), and cattail species (*Typha spp.*). Nesting for CBR occurs from March through July, with the height of nesting activities occurring in April/May. Within the Plan Area, CBR has been

documented to occur within the pickleweed and bulrush dominated marshes to the northwest of the Park Expansion area, just outside of the willow thickets along lower Alameda Creek. There is a low potential for

the CBR to occur near the portion of the Plan Area where Patterson Ranch Road and Tuibun Trail improvements are proposed.

Golden Eagle (*Aquila chrysaetos*) – (FBGE, CFP, CWL, BCC)

Golden Eagles are widespread throughout the western United States, and prefer secluded cliffs or rocky areas with overhanging ledges. Golden Eagles also utilize large trees such as large oaks (*Quercus sp.*) and western sycamores (*Platanus racemosa*) for nesting and cover. The preferred habitat for the Golden Eagle includes areas that have favorable sites for nesting as well as a dependable food supply, with large open space grassy areas for foraging. Nest site is most often on cliff ledge, also frequently in large tree, rarely on ground. Sites may be used for many years. A pair may have 2 or more alternate nest sites, using them in different years. Nest (built by both sexes) a bulky platform of sticks, lined with weeds, grass, leaves, moss. New material added each year, and nest may become huge. Golden Eagles are known to occur within the adjacent Coyote Hills regional Park although no golden eagle nests have been observed within the LUPA Plan Area.

Loggerhead Shrike (*Lanius ludovicianus*) – CDFW Species of Special Concern, USFWS Bird of Conservation Concern

The loggerhead shrike is a common resident and winter visitor in lowlands and foothills throughout California. It prefers open habitats with scattered trees, shrubs, posts, fences, utility lines, or other perches. Nests are usually built on a stable branch in a densely-foliaged shrub or small tree and are usually well-concealed. While this species eats mostly Arthropods, they also take amphibians, small to medium-sized reptiles, small mammals and birds; and are also known to scavenge on carrion. Suitable breeding habitat is available for this species in the trees and shrubs on the project site.



Loggerhead shrike
Source: Ontario.ca

Northern Harrier (*Circus cyaneus*) – CDFW Species of Special Concern



Northern Harrier
Source: usgs.gov

Harrier are residents of wetlands, including marshy meadows; wet, lightly grazed pastures; fallow fields; and freshwater and brackish marshes. They also frequent dry uplands, including upland prairies, mesic grasslands, drained marshlands, croplands, cold desert shrub-steppe, and riparian woodland throughout California.¹⁶ Harrier typically nest on the ground in open (treeless) habitats in dense, often tall, vegetation. They choose an extremely varied

choice of vegetative cover, even within a single area. Soil types where nests have been observed include drained and non-drained wetlands as well as uplands. The project site contains suitable foraging and marginal nesting habitat for this species, which is known to occur within the Plan Area.

¹⁶ MacWhirter, R.B. and K.L. Bildstein, 1996, *Northern Harrier (Circus cyaneus)*, in *The Birds of North America*, No. 210 (A. Poole and F. Gill, eds.), The Academy of Natural Sciences, Philadelphia, PA, and The American Ornithologists' Union, Washington, D.C.

Salt Marsh Common Yellowthroat (*Geothlypis trichas sinuosa*) – USFWS Bird of Conservation Concern, CDFW Species of Special Concern

This subspecies of the common yellowthroat (*G. trichas*) is found in freshwater marshes, coastal swales, riparian thickets, brackish marshes, and saltwater marshes. Their breeding range extends from Tomales Bay in the north, Carquinez Strait to the east, and Santa Cruz County to the south. This species requires thick, continuous cover such as tall grasses, tule patches, or riparian vegetation down to the water surface for foraging and prefers willows for nesting. Suitable nesting habitat is available in the cordgrass patches and the taller vegetation nearest the marsh habitat on the project site.

Short-eared Owl (*Asio flammeus*) – CDFW Species of Special Concern

Short-eared owl inhabit wide open spaces such as grasslands, prairie, agricultural fields, salt marshes, and estuaries. Short-eared owl eat mainly small mammals, but will also eat birds or insects. Unlike most owls, short-eared owl nest on the ground. Breeding habitat must have sufficient ground cover to conceal nests and nearby food sources of small mammals. Communal winter roosts occur in fields, shrubs, in overgrown rubble in abandoned fields, or in clumps of dense conifers. Nests are usually situated in the shelter of a grass mound or among herbaceous ground cover. Young grow rapidly after hatching, an adaptation to reduce the amount of time they are vulnerable to predation. Short-eared owl routinely lay replacement clutches, because of high predation rates, and may raise two broods in one year. The short-eared owl is highly migratory and nomadic.¹⁷

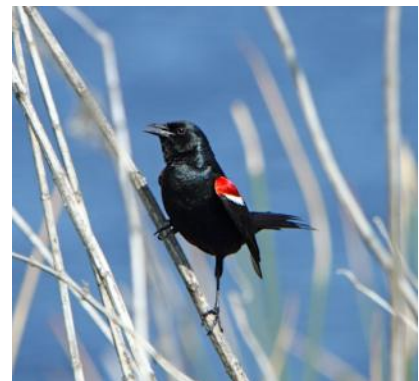
The seasonal wetlands, nearby annual grasslands and small shrubs at the site provide suitable breeding and foraging habitat for this species, and it has been observed to occur to the west in Coyote Hills Regional Park.

Southwestern Willow Flycatcher (*Empidonax traillii extimus*) (Federally Endangered, State Endangered)

Southwestern Flycatcher are known to utilize habitat within and adjacent to the Plan Area ranging from mixed riparian and willow thicket, ruderal grasslands, oak woodland areas, and seasonal wetland habitat for foraging and nesting, with the raptors also using the ruderal grassland areas for foraging.

Tricolored Blackbird (*Agelaius tricolor*) – California Threatened, USFWS Bird of Conservation Concern, CDFW Species of Special Concern

This species breeds to the west in Coyote Hills Regional Park, within riparian scrubland, tules/willow/cattail thickets, and within freshwater marshes. Emergent freshwater thickets along Patterson Slough, K-line, and P-line channels also provide nesting habitat.



Source: www.flickr.com
Photographer: Alan Vernon

¹⁷ Long, K., 1998. *Owls: A Wildlife Handbook*. Johnson Books.

White-tailed Kite (*Elanus leucurus*) – CDFW Fully Protected Species

Kites occur in low elevation grassland, agricultural, wetland, oak woodland, and savannah habitats. Riparian zones adjacent to open areas are also used. Vegetative structure and prey availability seem to be more important than specific associations with plant species or vegetative communities. Lightly grazed or ungrazed fields generally support large prey populations and are often preferred to other habitats. Kites primarily feed on small mammals, although, birds, reptiles, amphibians, and insects are also taken. Nest trees range from single isolated trees to trees within large contiguous forests.

Preferred nest trees are extremely variable, ranging from small shrubs (less than 10 feet tall), to large trees (greater than 150 feet tall).¹⁸ Suitable foraging habitat for this species exists in the marsh habitat and grasslands. Nesting habitat exists in the trees and bushes throughout the site.



White-tailed Kite,
Photo: Ingrid Taylor, www.flickr.com

SMALL MAMMALS

Salt Marsh Harvest Mouse (*Reithrodontomys raviventris*) – Federally Endangered, State Endangered, and CDFW Fully Protected. Low Potential



Salt marsh harvest mouse.
Photo: M. Bias, US Department of the Interior

Salt marsh harvest mouse (SMHM) is endemic to the salt and brackish marsh habitat of the greater San Francisco Bay, Suisun Bay, and San Pablo Bay ecotone. The primary habitat associated with SMHM is pickleweed (*Salicornia spp.*) dominated tidal marsh and seasonal wetlands; however more recent studies have shown that SMHM populations are also supported by a more mixed-vegetation habitat, including areas of more open pickleweed and native and non-native grasses. SMHM typically inhabits areas where vegetation is deep, dense, and typically between 11.8 and 23.6 inches in height, although shorter stands and more open areas of pickleweed in seasonal wetlands also provide suitable habitat for this species. Presence of uplands, as tidal refuge

is an essential feature of SMHM habitat, as these higher elevation areas provide an escape from high tide, storm events, and ponding.

SMHM has been documented to occur within the western portion of Plan Area along Patterson Ranch Road, generally west of the kiosk, and also to the south of the Park Expansion Project Area¹⁹. Because of the presence of suitable habitat and historically documented occurrences, there is potential for the SMHM to occur north of the Plan Area where Patterson Ranch Road and Tuibun Trail improvements are proposed.

BATS

Park District staff at Coyote Hills report observing at dusk on many days of the year, a large population of various bat species that utilize the marshes and ponded areas of the Regional Park. These bats feed

¹⁸ Dunk, J.R., 1995, *White-tailed Kite (Elanus leucurus)*, in *The Birds of North America*, No. 178 (A. Poole and F. Gill, eds.), The Academy of Natural Sciences, Philadelphia, and The American Ornithologists' Union, Washington, D.C.

¹⁹ Mills Associates and Questa Engineering Corporation. 1990. *Draft Wetlands Enhancement & Restoration Plan for Coyote Hills Regional Park*. Unpublished Report prepared for East Bay Regional Park District.

upon the abundant insect populations within the marsh, and likely roost in the wooded areas of the hills, old farm buildings, under bridges, as well as within the large trees of the riparian corridor along Patterson Slough²⁰.

Bats can be broadly grouped into three categories based on their roosting habits: 1) solitary bats that roost only in tree foliage or bark such as western red-bat (*Lasiurus blossevillii*), or hoary bat (*Lasiurus cinereus*), 2) tree-roosting bats that form groups or colonies of varying size in tree cavities or within loose bark, such as silver-haired bats (*Lasionycteris noctivagans*), and 3) bats that utilize a wide variety of roosts, including old buildings, under bridges and tree cavities. Examples of these include fringed Myotis (*Myotis thysanodes*), and pallid bat (*Antrozous pallidus*).

Solitary-roosting bats can consist either of lone females, as females with young bats, or they can occur as solitary males. Colonial-roosting bats can form large maternity colonies in large tree caves, mines, under bridges, or in buildings. During the day, roosts provide shelter for adult females and their young. At night the young bats would remain in their roost while their mother bats forage before returning to nurse and care for their young. Old abandoned *buildings* often provide important roosting habitat for various bat species such as pallid bat (*Antrozous pallidus*), and Townsend's big-eared bat (*Corynorhinus townsendii*), as well as more common species such as Mexican or Brazilian free-tailed bat (*Tadarida brasiliensis*).

Non-Special Status bats that are common to Alameda County include: hoary bat (*Lasiurus cinereus*), silver-haired bats (*Lasionycteris noctivagans*), Brazilian free-tailed bat (*Tadarida brasiliensis*). These bats are considered by CDFW as Special Animals (per CNDDDB Special Animal List) and along with other non-game mammals are protected by the California Fish and Game Code.

Special Status bats that may have potential to occur within the Plan Area include: pallid bat (*Antrozous pallidus*) (CSC, and Western Bat Working Group-WBWG High Priority), western red bat (*Lasiurus blosevillii*) (CSC, WBWG High Priority), fringed myotis (*Myotis thysanodes*) (CSC, WBWG High Priority), long legged Myotis (*Myotis volans*) (CSC, WBWG High Priority), and Townsend's big-eared bat (*Corynorhinus townsendii*), (CSC WBWG High Priority). These are discussed below.

Fringed Myotis (*Myotis thysanodes*) (CDFW Species of Special Concern, WBWG High Priority)

The Fringed myotis occurs from sea-level to 900 feet elevation but is most common at middle elevations 350 to 700 feet. Distribution is patchy. It appears to be most common in drier woodlands (oak, pinyon-juniper, ponderosa pine) but is found in a wide variety of habitats including desert scrub, mesic coniferous forest, grassland, and sage-grass steppe. Forages over open habitats and water bodies. Suitable roosting habitat present within Plan Area within abandoned farm buildings, bridges, and/or trees within Patterson Slough mixed riparian forest.

Long Legged Myotis (*Myotis volans*) (WBWG High Priority)

Long Legged myotis live in various habitats which include: ponderosa pine woodlands, coniferous forests, pinyon-juniper woodlands, oak woodlands, mountain meadows and riparian zones. They have been captured in desert habitats as well. In mountainous areas, they prefer mid-slope elevations where there is an abundance of food. Suitable roosting habitat present within Plan Area within abandoned farm buildings, bridges, and/or trees within the oak woodland.

²⁰ Western Bat Working Group. Species Matrix. Available online at <http://wbwg.org/matrices/species-matrix/>. Accessed February 2019.



Pallid bat —Photo: Elaine Miller Bond
Source: Berkeleyside.com

Pallid Bat (*Antrozous pallidus*) (CDFW Species of Special Concern WBWG High Priority)

Pallid Bats roost along rocky outcrops, cliffs, oak trees, and are also known to utilize buildings and the underside of bridges as roosting sites. Suitable roosting habitat may be present within the Plan Area within Patterson Slough riparian forest, the abandoned farm buildings, and under bridges crossing K and P line channels.

Townsend’s Big Eared Bat (*Corynorhinus townsendii*) (CDFW Species of Special Concern, WBWG High Priority)

Townsend’s Big Eared Bat (TBEB) has been reported in a wide variety of habitat types ranging from sea level to 1,000 feet. Habitat associations include: coniferous forests, mixed meso-phytic forests, deserts, native prairies, riparian communities, active agricultural areas, and coastal habitat types. Suitable roosting habitat is present within Plan Area within abandoned farm buildings, bridges, and/or trees within Patterson Slough mixed riparian forest.

Western Red Bat (*Lasiurus bloosevilli*) (CDFW Species of Special Concern, WBWG High Priority)

The Western red bat (WRB) is a solitary species associated with roosting around riparian habitats. Roosts in tree foliage (willows, cottonwoods, and sycamores) and orchards. WRB is known to be very tolerant of human activity.

Other Bat species common to southern Alameda County include: little brown bat (*Myotis spp.*), Mexican freetail bat (*Tadarida brasiliensis*), hoary bat (*Lasiurus cinereus*), and the silver haired bat (*Lasionycteris noctivagans*).

FISH

Steelhead Salmon (*Oncorhynchus mykiss irideus*) (Federally Threatened)

Steelhead salmon are known to occur in the lower Alameda Creek Flood Control Channel, and have been observed to be present as recently as 2016. Steelhead salmon are unlikely to occur within the Plan Area, but any pedestrian bridge crossing or encroaching into the flood plain of the Alameda Creek channel will need to consider impacts to this protected species.

INSECTS

Monarch Butterfly (*Danaus plexippus*) (Federal Candidate) (Roosts CDFW Protected)

The Monarch Butterfly (MB) is a CDFW Special Status species and current candidate for listing as a federally endangered species, has a moderate potential to occur within the Plan Area. The Monarch Butterfly (MB) has been documented to occur within the eucalyptus groves of the neighboring Ardenwood Historic Farm, and could potentially use the Plan Area for nectar foraging. It is unlikely that the mixed riparian woodland habitat of the Plan Area supports a suitable microclimate for MB roosting, and there are no known MB roosting sites within the Plan Area or adjacent Coyote Hills Regional Park. Roosting sites of MBs can consist of thousands or millions of butterflies on a tree or group of trees; it is these roosting areas that are currently protected by the CDFW.

The MB is listed on the CDFW Special Animals list (CDFW, 2018b) and has a conservation status of “vulnerable to imperiled” from the Xerces Society for Invertebrate Conservation. Over the last several dozen years and based on annual winter counts at known over-wintering sites, researchers with the Xerces Society have estimated that the MB population has declined by over 50 percent in coastal California²¹.

Monarch Butterflies engage in a fall migration that takes approximately 85 days and requires multiple generations of butterflies to complete. Starting around October, MBs fly from central and northern parts of the United States and parts of Canada to Mexico and the coast of California, as far north as Mendocino County. The final generation of migrating MBs aggregate in clusters, high in trees at over-wintering sites. Overwintering sites in coastal California commonly include groves of Eucalyptus, Monterey Pine (*Pinus radiata*), and Monterey Cypress (*Hesperocyparis macrocarpa*). These groves have special micro-climates that protect MB from strong winds, rain, and cold weather. In February and March, the surviving MBs breed at the overwintering sites before dispersing.

5.3.4 PLANTS

Special Status Plant Species

Adjacent Coyote Hills Regional Park. According to the 2005 Coyote Hills Regional Park Land Use Plan (LUP) and accompanying CEQA document, and based on information obtained from the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS), and Calflora, six Special Status plant species have been previously reported as being present in the Coyote Hills Regional Park, west of the Park Expansion Project Area and have moderate or high potential to occur in the saline seasonal wetlands near Patterson Ranch Road:

- § Rayless ragwort (*Senecio aphanactis*), is a CNPS 2B.2 species and is considered to be rare, or endangered in California, but more common elsewhere. This plant is found in alkali marsh and grassland. Rayless ragwort was last reported in Coyote Hills in 1892 (sic) and very likely no longer occurs there.
- § Greene’s or erect bur-reed (*Sparganium erectum ssp. stoloniferum*), is listed by Dianne Lake’s Unusual and Significant Plants of Alameda and Contra Costa Counties as A1. This freshwater marsh and wetland species is currently known from only two areas in Alameda and Contra Costa Counties and was listed as present confirmed in the 2005 Coyote Hills LUP and CEQA document.

²¹ Xerces Society for Invertebrate Conservation (Xerces). State of the Monarch Butterfly Overwintering Sites in California, prepared for the U.S. Fish and Wildlife Service. Available online at: http://www.xerces.org/wp-content/uploads/2016/07/StateOfMonarchOverwinteringSitesInCA_XercesSoc_web.pdf. Accessed December 2018.

§ Broad fruit bur-reed (*Sparganium eurcarpum* ssp. *eurycarpum*) is also on Lake's List as an A1 plant, and occurs in the freshwater marsh and wetland areas. This plant was also confirmed as being present in the 2005 LUP, but was not observed during the 2016 Rare Plant Survey by Jane Valerius.

Three of the Special Status plants that are known to occur in saline seasonal wetlands within the adjacent Regional Park are Lake's List A2 species, and are known from three to five botanical regions within Alameda and Contra Costa Counties. They include:

§ Saltmarsh spikeweed (*Hemizonia pungens* ssp. *aritime*) in the salt marsh

§ Parish's wheat-grass (*Elymus stebbinsi*) on the dry, open slopes (and not likely to occur in the Plan Area)

§ Reed canary grass (*Phalaris arundinacea*) in riparian and wetland areas.

There is a potential for these plants to occur in saline seasonal wetlands north of Patterson Ranch Road and west of the Park kiosk, but their presence was not confirmed as part of the LUPA botanical surveys.

Park Expansion Project Area. During previous rare plant surveys conducted within the Park Expansion Project Area as part of the proposed Patterson Ranch Development Project EIR, no rare plants were observed. The authors of the EIR thought Special Status plants were unlikely to be present in ruderal and weedy fallow farm fields or agricultural lands. No rare plants were observed during the field work conducted for the preliminary wetlands determination for the Plan Area north of Ardenwood Creek, but a thorough botanical survey was not completed.

A Rare Plant Survey was conducted by Jane Valerius, Consulting Botanist and Wetlands Scientist, that covered the area south of Ardenwood Creek within the Park Expansion area on June 27, 2016, prior to the construction of the Ardenwood Creek (Line P) Phase I flood control improvement Project by ACFCWCD. This survey resulted in the discovery of three associated species of the pickleweed (*Sarcoconia pacifica*) alliance within the southern portion of the Plan Area in an area of historic alkali vernal pool habitat. These plants include Congdon's Tarplant (*Centromadia parryi* ssp. *congdonii*), Lesser Saltscale (LS) (*Atriplex minuscula*), and San Joaquin Spearscale (SS) (*Exriplex joaquinana*). All of these plants are ranked by the CNPS as 1B (plants rare, threatened, or endangered in California and elsewhere) in California. Seed from these plants were collected and are being stored for use in wetlands restoration of this area.

Descriptions of these plants are provided below:

Congdon's Tarplant (*Centromadia parryi* ssp. *Congdonii*) (CNPS 1B.1)

This species is endemic to foothill and valley grasslands. It prefers alkaline soils (white clay) present at elevations between 0-750 ft. above sea level. The Plan Area has a suitable habitat and is located within the range of the species. This species was observed during the fall of 2016 within the southern part of the Plan Area, south of Ardenwood Creek/Line P in the Southern Wetlands Natural Unit.



Congdon's Tarplant
Source: www.calflora.org

Lesser saltscale (*Atriplex minuscula*) (CNPS 1B.1)

This species is endemic to meadows, chenopod scrub, seeps, valleys and foothill grasslands that contain sandy, alkaline soils. Elevation distribution between 45-650 ft. and blooms May - October. The Plan Area contains suitable habitat for this species, and was observed during the fall of 2016 within the WMA part of Plan Area south of Line P.



Lesser saltscale
Source: www.inaturalist.org

San Joaquin spearscale (*Etriplex joaquinana*) (CNPS 1B.2)

This species is endemic to meadows, chenopod scrub, seeps, valleys and foothill grasslands that contain alkaline soils. It occurs at elevation range 0-2, 715 ft. and blooms between April and October. The Plan Area contains suitable habitat for this species, and was observed during the fall of 2016 within the WMA part of Plan Area south of Ardenwood Creek in Line P.

In addition to the above Special Status plants as being confirmed as present in the Southern Wetlands Natural Unit, four other Special Status plants associated with alkali wetlands were determined to have some potential to occur in this area, but were not observed during Jane Valerius' 2016 Rare Plant Survey:

- § Hoover's button celery (*Eryngium aristulatum* var. *hooveri*)
- § Alkali milk-vetch (*Astragalus tener* var. *tener*)
- § Prostrate navarretia (*Navarretia prostrate*)
- § Saline clover (*Trifolium hydrophilum*)

5.4 CULTURAL RESOURCES

Significant Native American (Ohlone people) cultural resources occur within and immediately adjacent to the Plan Area, along with reported and informally mapped, but not catalogued or professionally investigated resources. In addition, there is a potential for other presently unknown cultural resources, buried at shallow depths, to occur throughout the project area, especially within the farm yard area, north of Paterson Ranch Road, and notably in the general vicinity of Patterson Slough.



Ardenwood Milk House building

Two buildings eligible for listing on the California Register of Historic Structures are within the Plan Area, associated with the historical Patterson Ranch farming operations. One is the Ardenwood Milk House Building located in the farm yard area. The other is the Farm Labor Contractors residence, located near the southeast end of Patterson Slough. Both of them are 1930's era buildings. The Milk House building is in good condition while the Farm Labor Contractors building is in poor condition.



Farm Labor Contractors residence

5.5 GEOLOGY AND SOILS

The Plan Area is underlain by alluvial deposits, including fine grained flood basin and estuarine deposits south of Patterson Ranch Road and recent stream alluvium to the north (**Figure 5-6, Geology Map**).

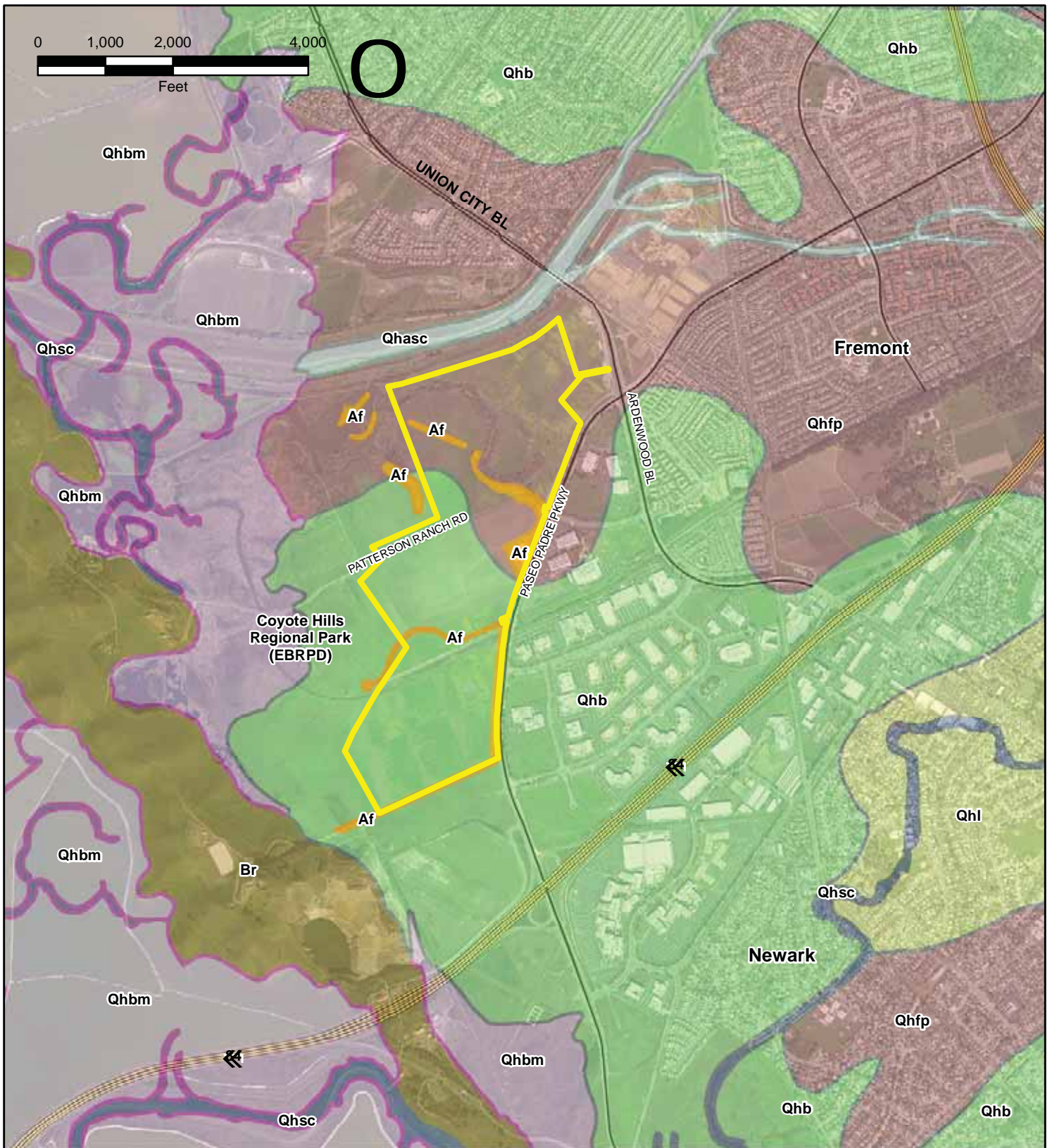


There are no known or recognized active earthquake faults that pass through the Plan Area, although there are several historically active faults that are located nearby (**Figure 5-7 Fault Map**), including the Hayward Fault located 4 miles to the east, and the San Andreas Fault, located 13 miles to the west.

Although there is little or no risk of fault rupture within the Plan Area, Plan Area soils are susceptible to liquefaction associated with strong ground motion from activity on regional faults. The design of all structures, including buildings and bridges will require seismic risk consideration in design. Other geotechnical issues requiring consideration in planning and design include the occurrence of poor drainage and high-groundwater conditions, clayey and expansive soils, and in the southern part of the Plan Area – corrosive soil conditions that could affect concrete and metal structures, including building foundations, bridge abutments and underground utilities.

The estuarine deposits are strongly saline and alkali (sodium affected) south of Ardenwood Creek where they form the Pescadero soil series. On the west side of the Plan Area they are mapped by the USDA as being Omni strongly saline (**Figure 5-8, Soils Map**.) Soil studies completed for the LUPA found them to be slightly to moderately saline and alkaline. The majority of the soils were mapped as Omni drained, or non-saline. The best agricultural soils occur along the east side of the Plan Area, on slightly higher elevation and better drained, non-saline areas.

High levels of salt and sodium in the surface soils and subsoils in some areas will dictate the kinds of habitat that can be restored, especially in the southern and southwestern portions of the Park Expansion area. Soil and drainage conditions are also poor. **Figure 5-9, Soil Salinity**, shows soil salinity/alkalinity conditions in the Park expansion Plan Area based on soil sampling and laboratory analysis. The high groundwater conditions and the presence of saline-alkali shallow groundwater in some areas indicate that portions of Plan Area and the plant communities that the soils and hydrologic conditions support may be susceptible to climate change. In this area diked off from the Bay, climate change and rising bay tidal water elevations will most likely result in soils with even more shallow groundwater and increased shallow zone groundwater salinity. The groundwater table and increased risk associated with sea level rise will need to be accounted for in development of restoration and enhancement plans and management of plant communities.



Derived from E.J. Helley and D.M. Miller, Geologic Map of the Newark 7.5 Minute Quadrangle, Alameda County, CA (1992). USGS Open-File Report 92-312.



Figure 5-6

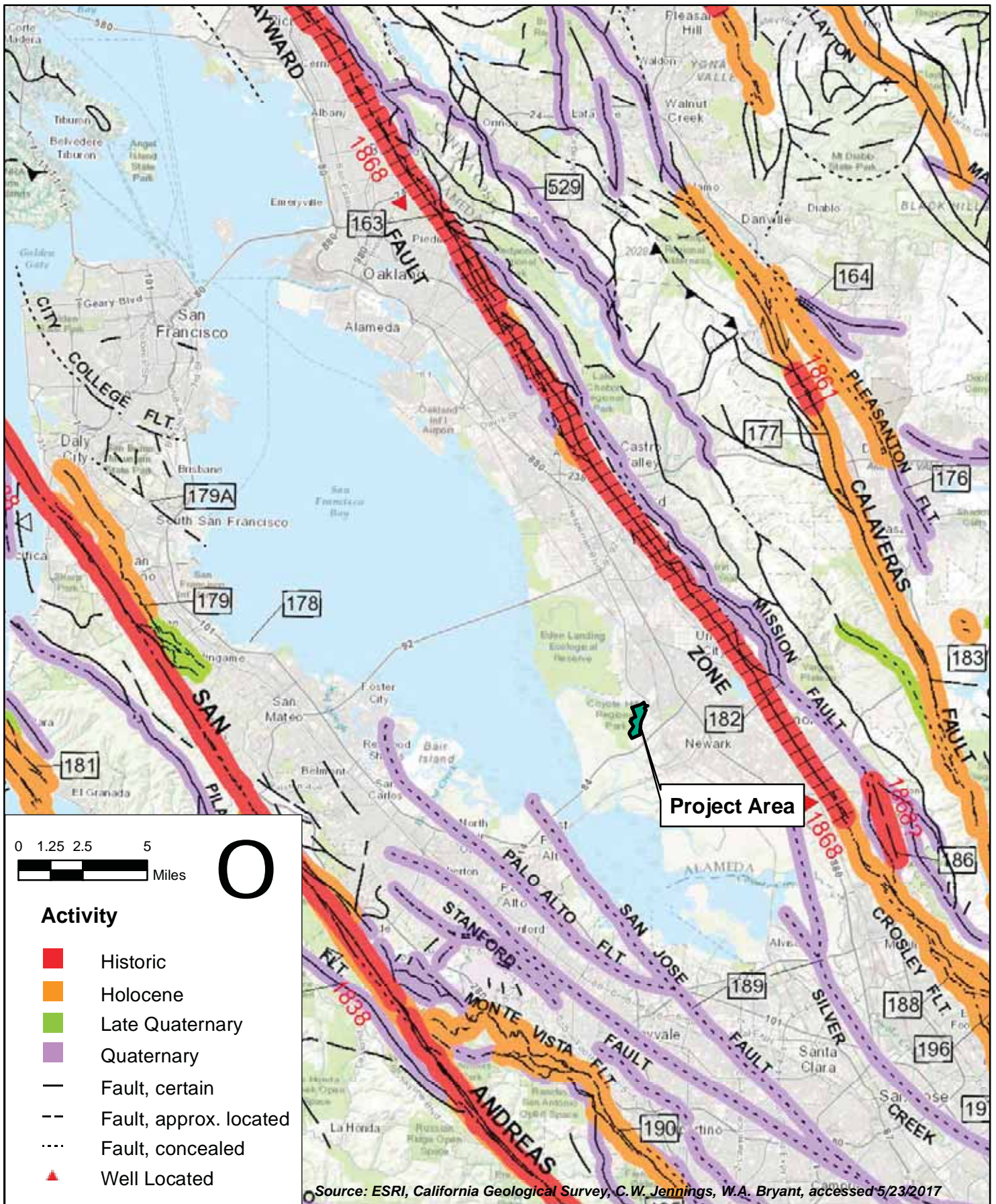


Figure 5-7

Source: Web Soil Survey and UC Davis SoilWeb

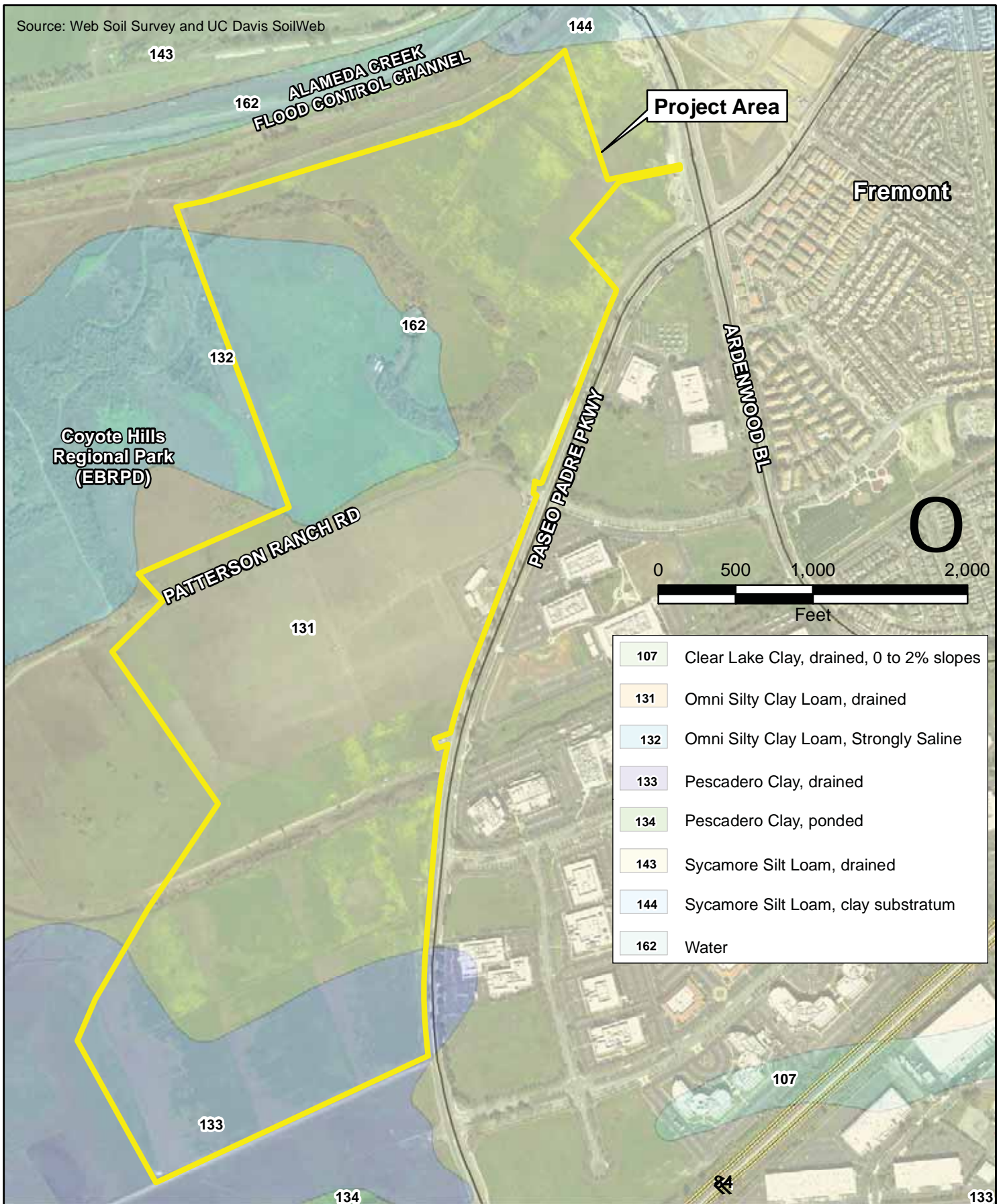
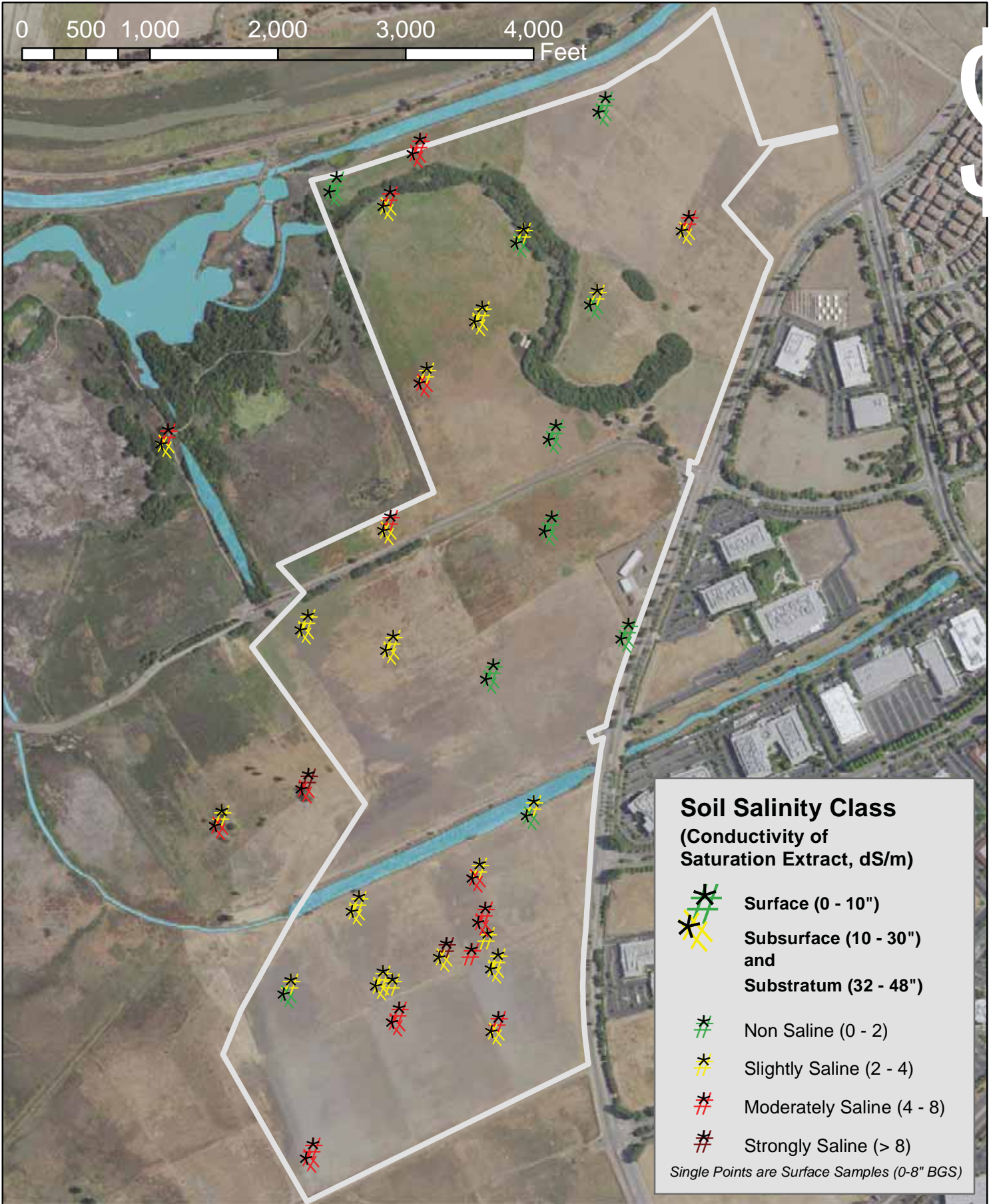


Figure 5-8

SOILS

Coyote Hills Restoration and Public Access Plan



5.6 SURFACE AND GROUNDWATER HYDROLOGY

As noted in the Biology summary, hydrologic conditions in the Plan Area have been significantly altered by historic farming including agricultural drainage and historical irrigation well pumping, urbanization, and flood control channel construction (Figure 5-10, Watershed/Hydrology).



Aerial view of Coyote Hills, looking south, with Alameda Creek Flood Control Channel in the foreground.

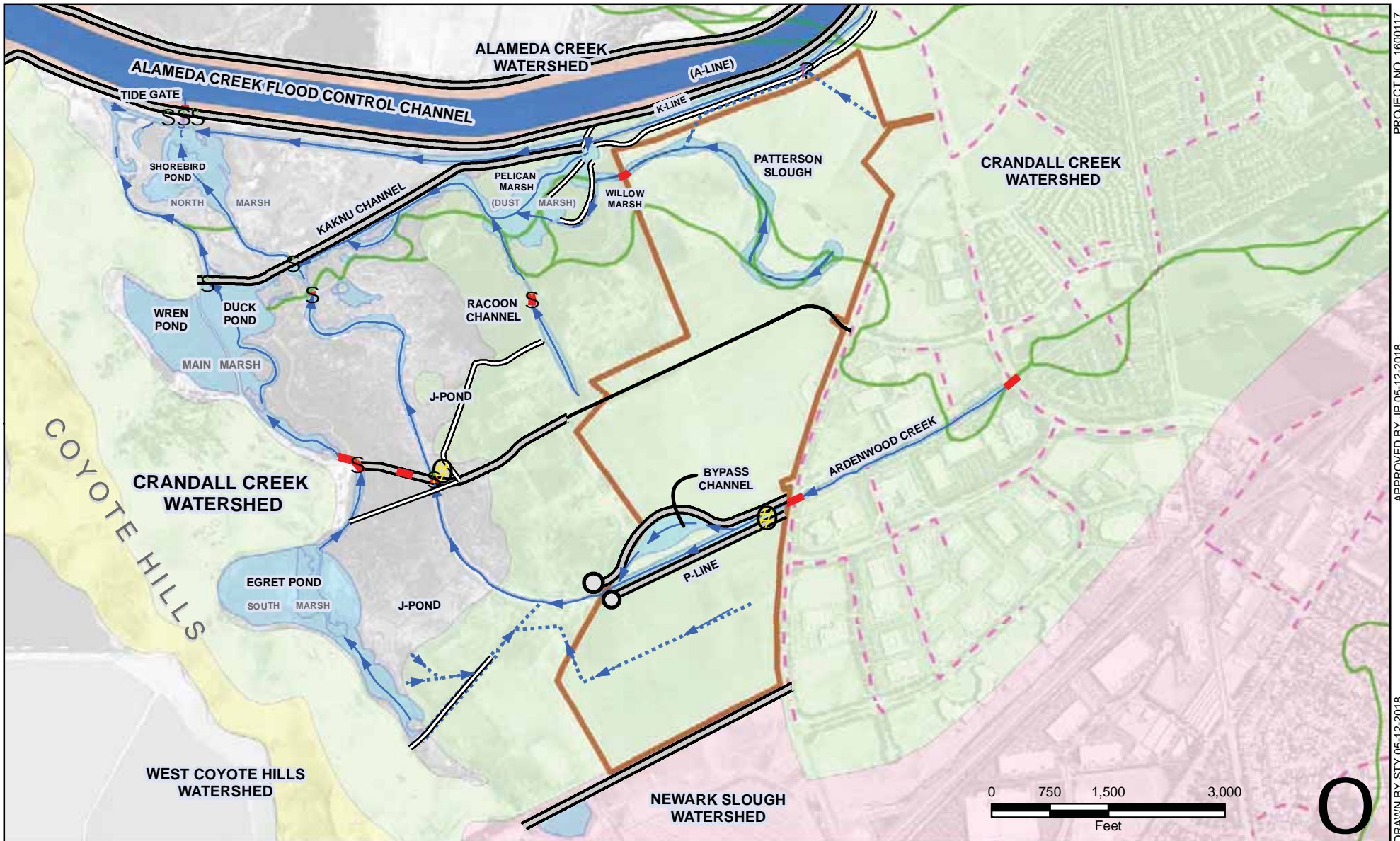
Surface Water. The Plan Area consists of a closed drainage basin bounded on the east by the higher ground of Paseo Padre Parkway, on the north by the Alameda Creek Flood Control levees, on the south by the Burrowing Owl levee, separating the Plan Area from Cargill Inc. lands, and to the west by the Coyote Hills. A short cross levee connects the hills with the Alameda Creek Flood Control Channel south levee (Figure 5-10).

Surface water flows into and through this basin from storm water runoff and groundwater seepage into the Ardenwood Creek Flood Control Channel storm water runoff conveyed in the Line K/Crandall Creek flood control channel, and rainfall, collected in several historic agricultural drainage ditches and eventually discharged to Line P and Line K near or immediately downstream of the Park Expansion area. Surface flows from Ardenwood Creek are routed through the J-pond complex just west of the Park Expansion area, where flood flows are held or detained for eventual release via tide gates in the southern Alameda Creek levees. This occurs when flow conditions in this system allow release of the stored water through the levees at low tides. Extended periods of shallow ponding occur following heavy storm events such as those that occurred during the winter of 2016.

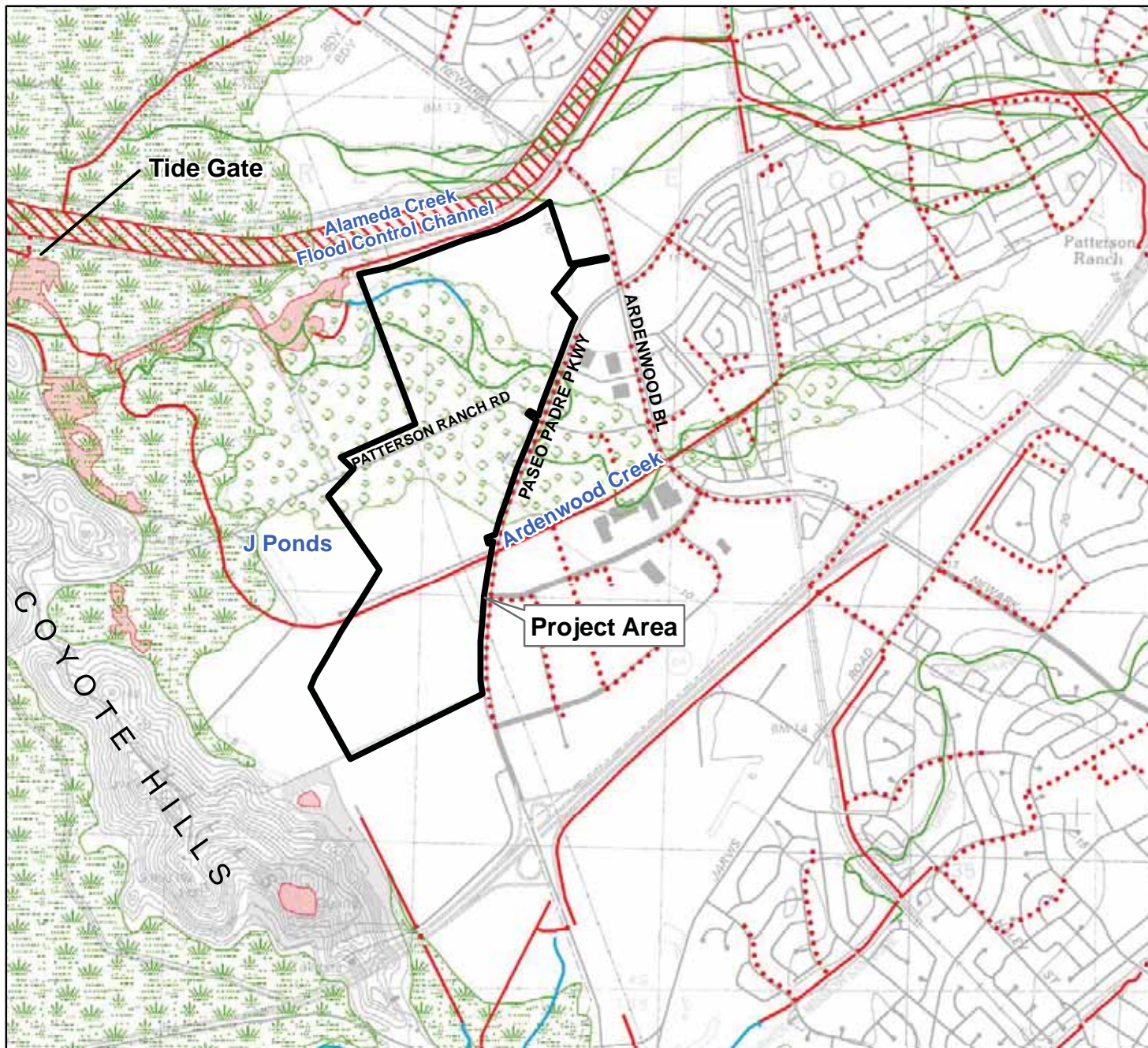
The surface water in Ardenwood Creek is fresh where it flows into the Plan Area and becomes increasingly brackish as it moves through the historic tidal marsh and alkali wetlands to the west. It is brackish where Patterson Ranch Road crosses Ardenwood Creek, west of the kiosk.

Crandall Creek storm water runoff and flood flows mostly bypass the Plan Area in a leveed system on the north and eventually join flows from Ardenwood Creek downstream of the Plan Area before discharging via the southern levee tidal gates of Alameda Creek. Crandall Creek flow is also fresh at the east end of the Plan Area and becomes increasingly brackish to the west. FEMA floodplain mapping and site observations indicate a small amount of flow can potentially over-top the levee system to enter Patterson Slough. This was not observed during the wet winter of 2016-2017. The Coyote Hills Regional Park to the west was not included in FEMA floodplain mapping. ACFCWCD has completed similar hydrologic studies that are used to plan and manage this area, which serves as a flood detention facility.

Patterson Slough is a remnant of the historic braided Ardenwood Creek Channel before flood channel construction relocated Ardenwood Creek to the south and placed Crandall Creek immediately to the north. (Figure 5-11, Historic Creeks) It has a small watershed that directs site runoff to Patterson Slough via a drainage ditch that originates parallel to and west of Ardenwood Boulevard and then runs along the outboard or toe of Crandall Creek levee to discharge to the Slough near its downstream end.



PROJECT NO. 1600117
 APPROVED BY JP 05-12-2018
 DRAWN BY STY 05-12-2018



Flow Network

- Creek, watershed at least 0.2 sq km
- Engineered Channel
- ⋯ Underground culvert or storm drain, ≥ 24" diameter
- ▨ Flood Control Channel, at least 200 ft wide
- Modern Shoreline
- Bay or Natural Lake
- Artificial Water

Historical Features, Circa 1850

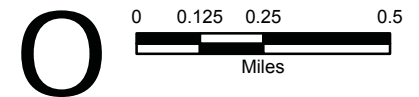
Historical Creek

- Well-located
- A Well-located with distributary point
- - Approximately located
- A - - Approximately located with distributary point
- Historical Shoreline

Historical Wetlands

- ▨ Historical Tidal or Freshwater Marsh
- ▨ Historical Beach
- ▨ Historical Willow Grove
- ▨ Historical Slough
- ▨ Historical Salt Pond
- ▨ Historical Lake

Modified from Creek & Watershed Map of Western Alameda County: A Digital Database (2010). Oakland Museum of California.



Patterson Slough does not hydrologically interact with its adjacent alluvial floodplain. It serves as a drainage ditch that intercepts shallow groundwater. Several deeper ponds within the Slough and the generally flat channel slope means that the Slough drains slowly and ponds water in the deeper ponds throughout most of the year in seasons with above average rainfall. The Slough discharges to the DUST Marsh west of the western end of the Park expansion Plan Area via an 18-inch culvert. Water quality in the Slough is fresh to slightly brackish. It is susceptible to increasing in salinity over time with climate change. Salinity levels are such that sensitive amphibians such as California red-legged frog may not be provided suitable habitat.

Groundwater. The groundwater hydrology of the Park Expansion area is complex, both horizontally, and in the vertical dimension. This is especially the case in the upper zone, which is the 3 to 8 feet immediately below ground surface. The upper part of this shallow zone most influences native shrub and tree growth, and therefore restoration and enhancement design. An interpretation of depth to groundwater based on monitoring wells, soil borings and test pits is presented in **Figure 5-12, Generalized Depth to Shallow Groundwater**).

The shallow zone can be thought of as consisting of three distinctly different but interconnected ground water bodies of varying salinity-alkalinity (**Figure 5-13, Water Salinity and SAR**):

- A saline-alkali or very brackish body contained in very fine-grained estuarine deposits south of Ardenwood Creek that interacts slowly with and is influenced by San Francisco Bay water to the southwest and west. Ground water in this area varies seasonally in depth from 2 to 5 feet. This area was previously drained by agricultural ditches to allow farming, but the ditch system has since largely deteriorated. Shallow zone groundwater seeps into Ardenwood Creek, especially during summer months.

Capillary rise of the shallow zone keeps sub-soils moist to near-saturated at depths of 1.5 to 2.5 feet below ground surface. This has caused salts and sodium to accumulate at very high levels that limits the survival of non-salt and sodium tolerant plants, in the subsoil. Restoration grading that exposes the highly saline alkali sub-soils needs to be considered in design and native plant materials selection. In places, water ponds in shallow surface depressions (historically alkali vernal pools) and perches on a dense, discontinuous sub-soil clay zone during winter months. These merge to create near continuous saturated soil conditions for periods of time following especially heavy rain events. This occurs in several places in the southern part of the Plan Area.

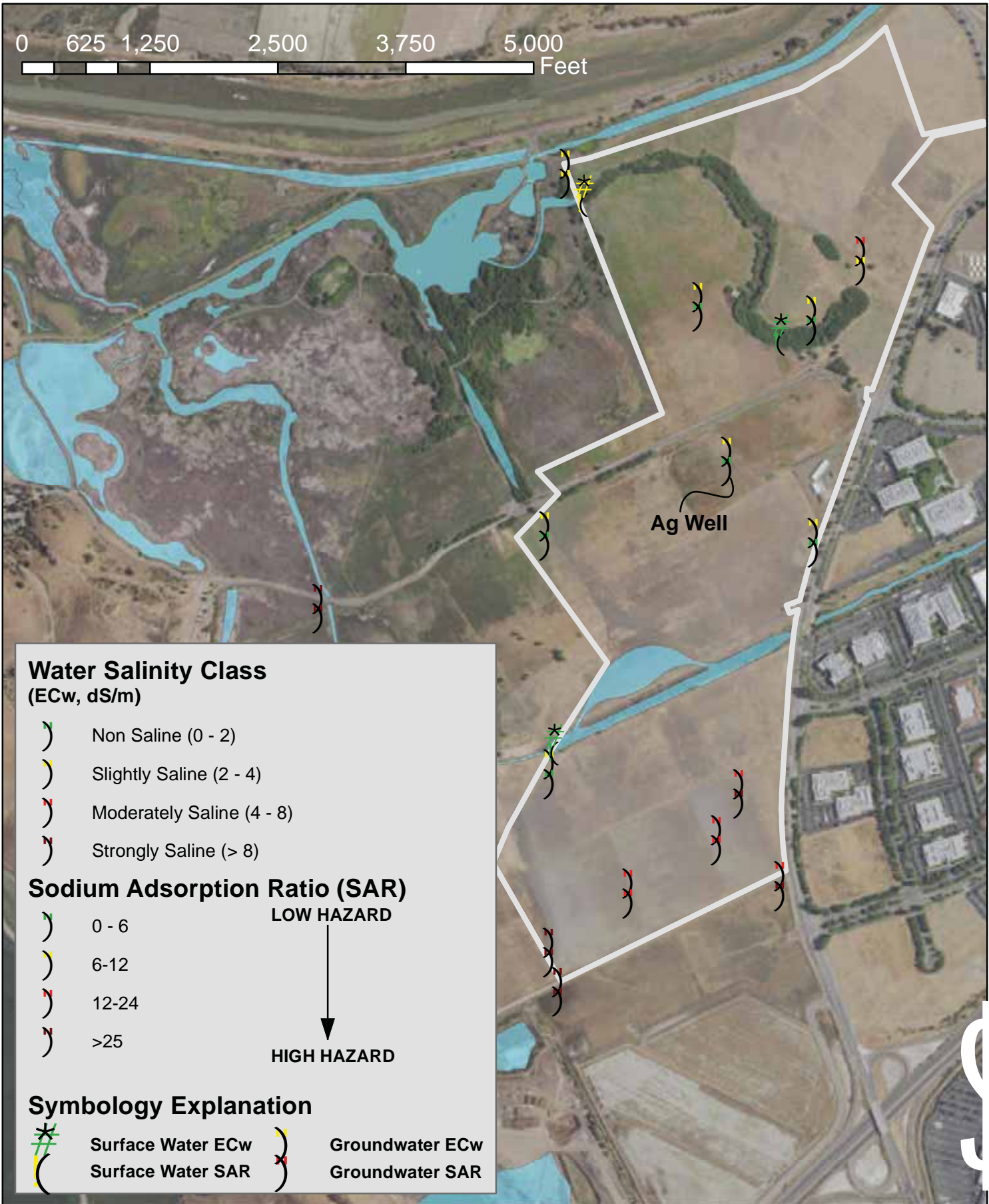


- A fresh to very slightly brackish shallow groundwater body occurs north of Ardenwood Creek and south of Patterson Ranch Road. This groundwater body is contained in fine grained alluvial basin deposits at depths ranging seasonally from 2 to more than 6 feet. Ground surface elevations are slightly higher in the



Figure 5-12
 Generalized Depth to Shallow Zone Winter Groundwater
 Coyote Hills Restoration and Public Access Plan

0 625 1,250 2,500 3,750 5,000 Feet



Water Salinity Class
(ECw, dS/m)

- ⌋ Non Saline (0 - 2)
- ⌋ Slightly Saline (2 - 4)
- ⌋ Moderately Saline (4 - 8)
- ⌋ Strongly Saline (> 8)

Sodium Adsorption Ratio (SAR)

- ⌋ 0 - 6
 - ⌋ 6-12
 - ⌋ 12-24
 - ⌋ >25
- LOW HAZARD
↓
HIGH HAZARD

Symbology Explanation

- | | | | |
|----|-------------------|---|-----------------|
| ⌋* | Surface Water ECw | ⌋ | Groundwater ECw |
| (| Surface Water SAR | ⌋ | Groundwater SAR |

eastern part of this area and the soils are better drained. This eastern area has the best and most productive agricultural soils. Pondered conditions and seasonally perched shallow groundwater occurs in the western most part of this area.

- A fresh to slightly brackish shallow zone groundwater body extends north of Patterson Ranch Road. The confining clay layer that separates the shallow zone from somewhat deeper groundwater is mostly missing from this area, stripped by erosion over geologic time. This allows groundwater contained in sands and gravels associated with the ancestral Ardenwood Creek braided stream system to up-well under artesian forces. Groundwater apparently flows slowly through the finer grained stream alluvium in this area, and more rapidly in sub-surface preferential flow paths created by the near-surface buried stream channel deposits. Groundwater levels in this area respond rapidly to upstream recharge along Alameda Creek in the Niles Cone groundwater recharge area. Groundwater flowing in the shallow buried stream sands and gravels is intercepted in the channel bank of Ardenwood Creek east of Paseo Padre Parkway and also up-wells in the bottom of Patterson Slough, a remnant of the historic Ardenwood Creek. This area also has depressional areas and perching zones near the Slough that result in extended periods of shallow water ponding and saturated sub-soil conditions. Shallow groundwater with a capillary fringe keeps the root zone of native tree species damp to moist throughout much of the year in average and above average rainfall years occurs here. This creates favorable conditions for riparian restoration without the need for extensive grading and hydrologic conditions modification.

In addition to the shallow groundwater zone, which affects restoration and agriculture, there are several recognized deeper aquifers, including: an upper or Newark aquifer, a middle zone consisting of the Centerville and Fremont aquifers, and an unnamed deep aquifer. Water in the upper aquifer has been affected by Bay sea water intrusion and is slightly saline and non-potable. It may be suitable for restoration plant establishment irrigation, but is not suitable for most agricultural crops. The middle and deep aquifers have the best quality of water and are used for municipal and agricultural purposes. Alameda County Water District closely manages the Niles Cone groundwater basin, including destroying or closing poor quality or abandoned wells, especially those located close to the Bay. ACWD monitors and regulates new wells and bore holes, and conducts an active groundwater recharge program to store water, reverse bay sea water intrusion, and protect and improve groundwater quality.

5.7 CLIMATE CHANGE AND SEA LEVEL RISE

The Plan Area is not physically connected to San Francisco Bay and therefore will not be directly physically impacted by rising Bay tides, including extreme tides, with sea level rise. In general terms, climate change will likely result in a warmer and dryer climate in northern California. Recent trends indicate that northern California is already experiencing some of the hottest years in recorded history. It is also experiencing shorter winters, with significant rainfall appearing to come later in the season and ending sooner than typical historic patterns. Rainfall intensity and runoff patterns also appear to be changing, with more short-duration high-intensity storms and associated flashy runoff events.

Sea level rise in this managed flood control basin would primarily affect the efficiency of discharging flood waters through Alameda Creek levee tide gates from Ardenwood Creek and Crandall Creek inflows, because of the resultant higher tidal levels in Alameda Creek and higher flood water surface elevations. Climate change may result in more frequent and prolonged periods of ponding in seasonal wetlands and within the Patterson Slough, as well as the gradual rise of the shallow groundwater table associated with tidal affects on groundwater from the bay margin to the west and southwest. The shallow groundwater zone may also become more saline and alkaline over time, associated with the

influence of rising Bay tides. The ACFCWCD Phase 2 Flood Control Project, which will improve Line P through the existing Park, will help alleviate the depth and extent of winter ponding.

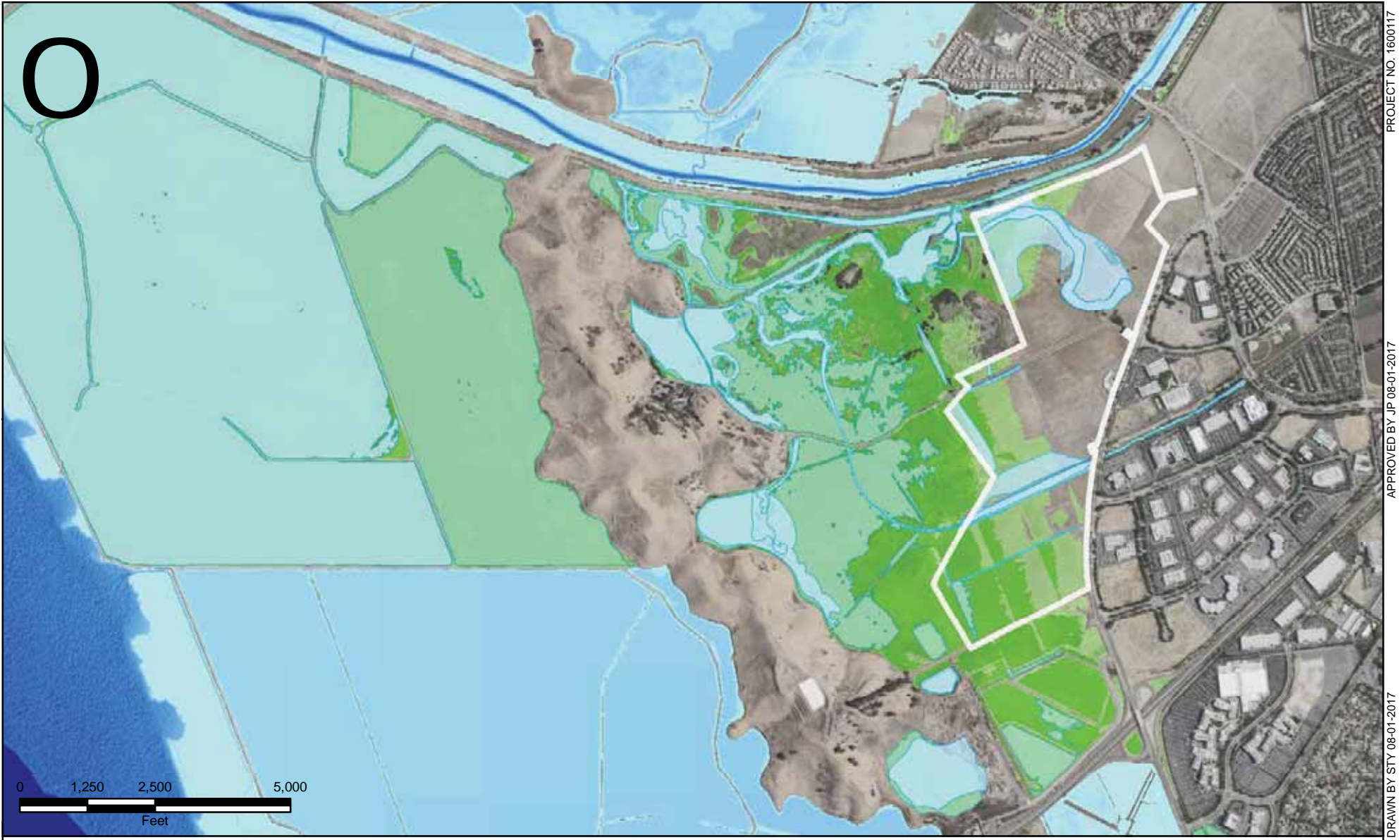


Existing infrastructure is potentially at risk from potentially increased flooding depths and higher groundwater levels associated with climate change throughout the Plan Area. Most at risk are low areas along Patterson Ranch Road between the existing Park entry kiosk and the vicinity of the Ardenwood Creek crossing of this road leading to the Coyote Hills Visitor Center. It is expected that as a result of a rise in bay tidal elevations, perennial and seasonal wetlands occurring within and near the Park Expansion area will be ponded deeper, and for longer periods with climate change, with some areas with more extended ponding and becoming near perennial. Longer periods with deeper water may be expected to occur in current ponded areas dominated by cattails (Figure 5-14, Sea Level Rise). Some of these ponded areas currently dry out in late summer and fall months prior to the start of the winter rains. Especially susceptible to extended ponding and higher groundwater are the low-lying areas near the west end of Patterson Slough, and the west side of the central and south portions of

the Park Expansion area. This effect may increase their wetlands functions and values if properly accounted for in planning and design.

Other potential threats to the Plan Area from climate change are principally related to an expected increase in extreme weather events, including more often and prolonged periods of drought, and more often very wet winters, when extended shallow water ponding occurs. Shallow groundwater levels may fluctuate up and down during these periods of drought and abundant rainfall, but the long-term trend is anticipated to be a gradual rise in the shallow zone groundwater table, and increased shallow zone groundwater salinity and alkalinity.

O



Water Bodies



2017 water bodies are expected to expand in size and depth to flood adjacent emergent marshes and seasonal wetlands.

Low Lying Areas



Most low lying areas will become ponded seasonal wetlands or shallow freshwater marshes.

Unshaded Areas



These areas are mostly above 11 feet in elevation and are not subject to drastic ecosystem changes. Some areas may experience increased frequency and depth from flooding.

Model adapted from NOAA Coastal Services Center Sea Level Rise Data: 5ft above Mean Higher High Water Inundation Extent (2012), Sea-Level Affecting Marshes Model for Don Edwards NWR (2010). Other data acquired from the Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), Coastal Services Center (CSC), California Aquatic Resource Inventory (2016).

5.8 ACCESS AND CIRCULATION

Currently there are four ways to access the Plan Area, with only one open to the public via automobile; Patterson Ranch Road. This paved road is accessed from Paseo Padre Parkway and extends about 1 ½ miles west to the Coyote Hills Visitor Center. The other three access roads are available to park maintenance staff and to emergency vehicles for incident response. The following public trails also provide park access and emergency response and maintenance vehicle access:

- Crandall Creek Trail- This access way is along the Crandall Creek levee, on the north side of the Plan Area, where it connects to the Willow footpath near the outlet of Patterson Slough. It is designated as a footpath on the existing Coyote Hills Regional Park Trail Map.
- Ardenwood Creek Maintenance Roads- Flood control maintenance roads were constructed by ACFCWCD on both the north side and the south sides of the creek as part of their 2016 Line P Flood Control Project. They currently end just past the west end of the Park Expansion area. They are not currently available for public use.
- Burrowing Owl Trail- This existing multi-use trail is located on the levee embankment that forms the south boundary of the Park Expansion area. A levee maintenance road extends west to the vicinity of the new Dumbarton Quarry by the Bay Campground, scheduled to open to the public in 2019.

All of these existing access ways are potentially available for future use for off-site trail connections. There is also an easement for possible future access to Ardenwood Boulevard, between the Fremont Unified School District school parcel and the city of Fremont park parcel in the northeast corner of the Plan Area.



Burrowing Owl Trail

5.9 UTILITIES AND INFRASTRUCTURE

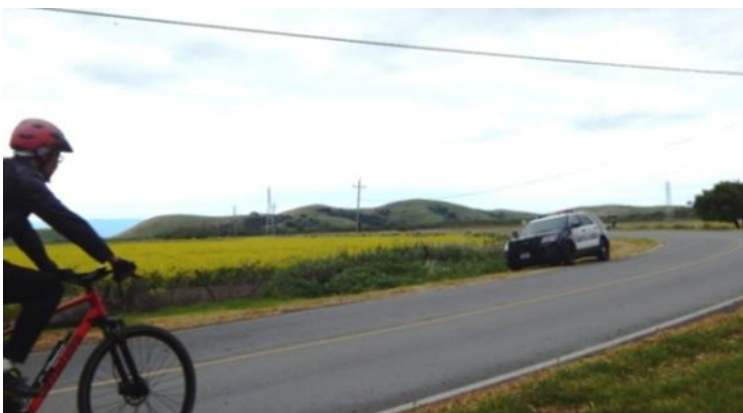
There is significant existing utility infrastructure crossing through the Project Area, including a 4-inch pressurized sewer line running along the north side of Patterson Ranch Road, along with a 4-inch (not live) PVC water line that is not connected to a meter (see **Figure 5-15, Existing Utilities**). A Kinder –Morgan high-pressure underground gas line, Union Sanitary District (USD) sewer trunk line and PG&E high-voltage overhead electrical utility lines run southeast to northwest, diagonally across the property within a utility easement, and there is a Hetch Hetchie water pipeline on the northeast edge near and parallel to Ardenwood Boulevard. A 3-inch water supply line also runs diagonally across the southern and central portion of the property from the vicinity of Dumbarton Court to the vicinity of Kiosk, where it turns to head west along Patterson Ranch Road to serve the Visitor Center. All of the non-District utilities have easements that contain restrictions on construction of improvements within their easement areas, and also have design standards and procedures for new hook-ups to their facilities. The utility easement conditions and utility design standards are all applicable to proposed Park improvements.



Overhead power lines run along the north side of Patterson Ranch Road to the vicinity of the kiosk and provide power to several irrigation wells on the south side of this roadway. Irrigation infrastructure including abandoned wells, concrete well stand pipes and subsurface piping throughout much of the Plan Area.

The Plan Area is not within the existing service area of Union Sanitary District and connections to this utility will require annexation, which is subject to approval by the Alameda County Local Agency Formation Commission (LAFCO).

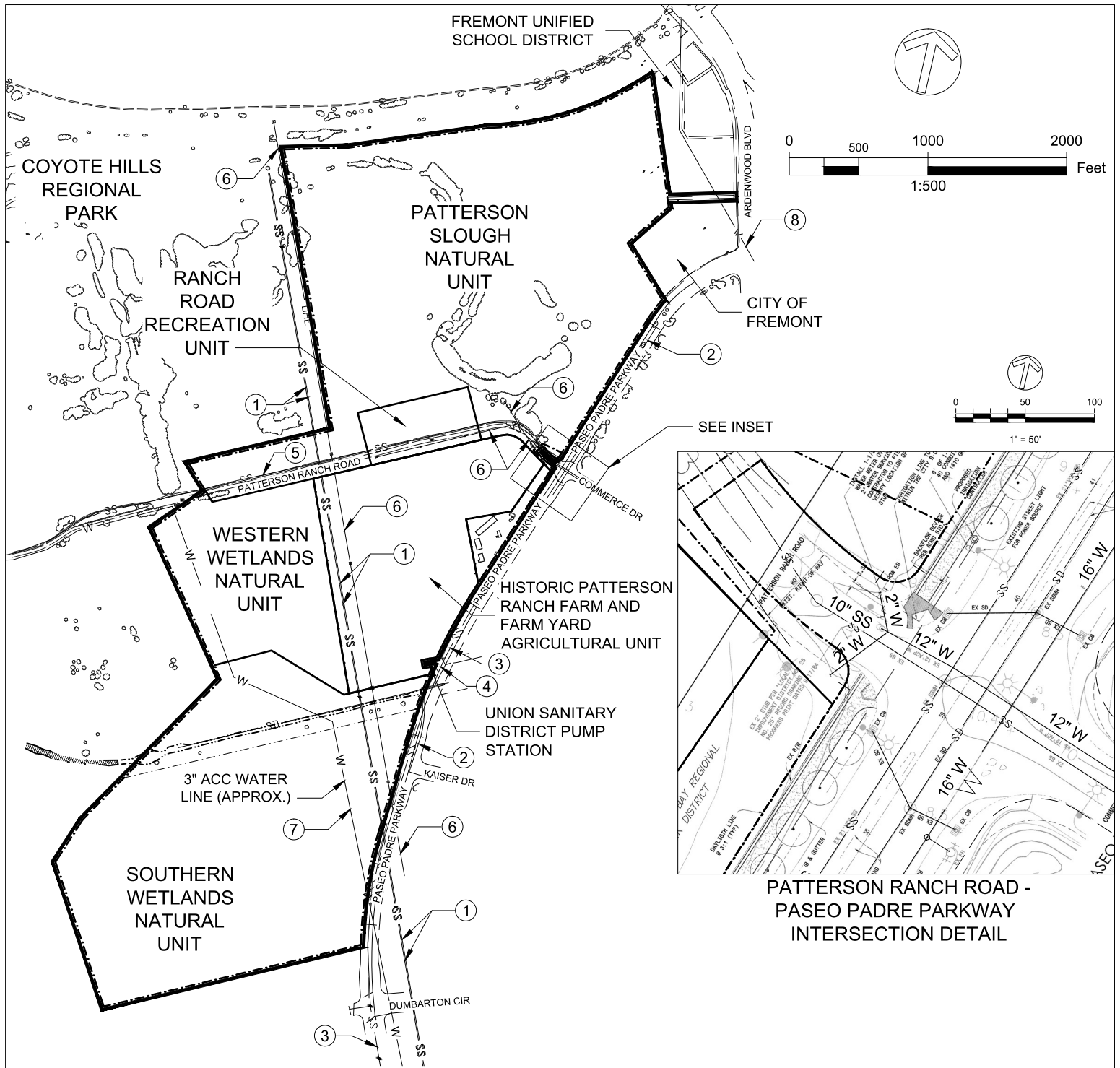
5.10 PUBLIC SERVICES



Police, fire, and emergency response to incidents occurring within the Plan Area are currently handled cooperatively between the City of Fremont Police and Fire Departments and the Alameda County Fire Department. Follow-up investigations and incident reports are typically handled by the East Bay Regional Park District Police Force.

Since most of the Plan Area is in a “land-bank” status, current park operations and maintenance needs are minimal.

Patterson Ranch Road and the Tuibun Trail to the Visitor Center pass through the Plan Area. Current Park District staff assigned to Coyote Hills Regional Park patrol maintains the land-bank area, including maintenance of the small gravel parking lot at the Paseo Padre Parkway intersection. The adjacent farm fields and fallow lands are fenced off and preclude current access by visitors. Park staff oversees weed line trimming along the fence lines, mowing and/or goat grazing of the fallow fields, and provide on-going coordination with the farm lessee.



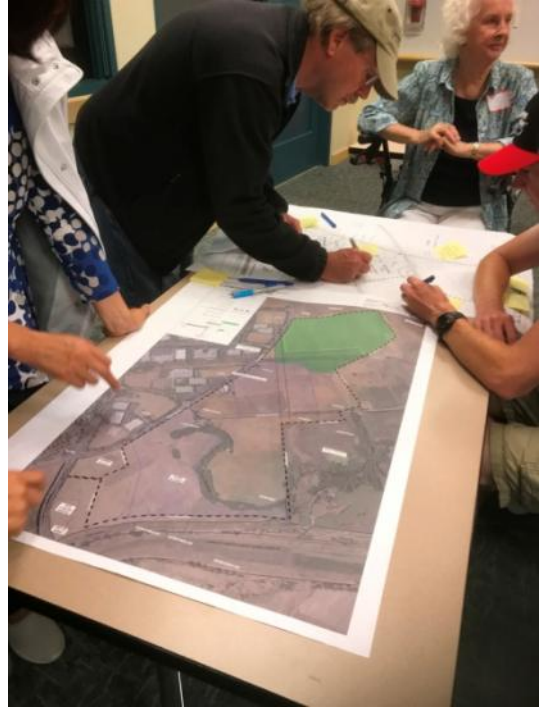
EXISTING UTILITIES

- ① SANITARY SEWER FORCE MAIN LINE
- ② STORM DRAIN LINE
- ③ SANITARY SEWER LINE
- ④ SANITARY SEWER OVER-FLOW LINE
- ⑤ SANITARY SEWER FORCE MAIN 4" EBRPD LINE
- ⑥ OVERHEAD ELECTRIC LINE, HIGH PRESSURE GAS LINE
- ⑦ 3" EBRPD WATER LINE
- ⑧ HETCH-HETCHY WATER LINE

LEGEND

- PROJECT LIMIT
- UNIT BOUNDARY
- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE

6. LAND USE PLAN AMENDMENT



6.1 INTRODUCTION

The Land Use Plan Amendment and Park Development Plan (**Section 7**) describes the actions for this area. The Land Use Plan Amendment and Park Development Plan for the Coyote Hills Expansion Area were prepared following analysis of site resources, opportunities and constraints, and assessment of their compatibility with Project Goals and Objectives.

Outreach Input was obtained at two community workshops, as well as input obtained from key stakeholders, including managers of the Don Edwards Wildlife Refuge and the South Bay Salt Ponds Restoration Project. Representatives from the Alameda County Flood Control and Water Conservation District, Alameda County Mosquito Abatement District, Alameda County Water District, and Alameda County Resource Conservation District. Representatives from the Committee to Complete the Refuge and representatives from the Ohlone people also provided valuable input in the planning and community workshop process.



Implementation Actions may include habitat restoration and enhancement, farming, construction of a new staging area and parking lot with flush restrooms, utility relocation to serve the Visitor Center, relocated entry kiosk, picnic areas, and trails. Public access trails would include recreational facilities that are compatible with restored habitat and that require a minimum level of maintenance. Restoration and public access identified in this Plan is coordinated with the 2005 Coyote Hills Land Use Plan, park improvements and uses, with trail connections to the existing Park, the Dumbarton Quarry by the Bay Campground, and to the San Francisco Bay Trail along Ardenwood Boulevard and Paseo Padre Parkway. A segment of Fremont's *All Ages All Abilities Vision Bicycle Network* is included along the southern property boundary to provide a future connection from the Bay Trail at Highway 84 to Central Fremont and the East Bay Greenway. Habitat and public access will be designed for resiliency, to function through 2100 without a significant increase in flood risk or damage to facilities, associated with long term climate change and rising Bay tides.

6.2 GOALS AND OBJECTIVES



The enhancement and management of the lands added to the Coyote Hills Regional Park will focus on self-sustaining habitat restoration and enhancement that require minimal long-term human intervention. Park improvement actions may include habitat restoration and enhancement, farming, construction of a new staging area and parking lot with flush restrooms, utility relocation to serve the Visitor Center, relocated entry kiosk, picnic areas, and trails.

Public access will include passive recreational facilities that are compatible with restored habitats and that require a minimum level of maintenance. Restoration and public access will be integrated with the existing land use plan, park improvements and uses, providing trail connections to the existing Park, to Dumbarton Quarry by the Bay Campground, and to San Francisco Bay Trail.

Specific project goals include:

- § **Restoration Goals:** Restoration and enhancement of riparian, wetland and grassland habitats. Design habitats to increase plant and animal species diversity and abundance.

- § **Public Access Goals:** Relocate the Park entrance closer to Paseo Padre Parkway and develop a more prominent entry point to the Park. Provide a public staging area to access the Park from Patterson Ranch Road; and develop trails and connections to existing trails at Coyote Hills. Provide appropriate buffers to sensitive habitat.
- § **Urban Agriculture Goals:** Continue agricultural use including opportunities for organic farming, grazing and climate change research; seek opportunities for synergistic relationships between agriculture, habitat restoration, climate smart features and public education.

In addition to overall project goals, 11 objectives have been identified to help guide project goals for restoration, public access and agriculture. These objectives were used to help scope the Park Development Plan discussed in chapter 7, and include:

1. Wetlands Objectives:

- a. Patterson Slough (Riparian) – Consider habitat design to expand riparian area and expanding the channel to follow its historic alignment.
- b. Seasonal Freshwater Marsh – Consider habitat design to expand and enhance wet meadow and creation of seasonal wetlands.
- c. Water Quality- Consider and continue to work with other local agencies in managing park lands to protect and improve surface water quality and shallow groundwater interactions, especially in wetlands and area within Patterson Slough.
- d. Consider management of residual pesticides in soils. Consider providing remediation of historic buildings and infrastructure, and close abandoned wells that have the potential to impact surface water and ground water quality.

2. Upland Objectives:

- a. Transitional Areas – Consider habitat design to enhance transitional areas between ecological habitats.
- b. Coastal Prairie – Consider habitat design to enhance existing non-native ruderal grasslands and establish native perennial grasslands.
- c. Wildlife Corridor – Consider protecting and expanding wildlife movement corridors and existing habitat patches to connect the Project area to wildlife refuges along San Francisco Bay.

3. Wildlife Objectives:

- a. Bird Roosting – Consider establishing bird roosting and foraging areas.
- b. Ground Nesting Birds – Consider measures to protect ground nesting birds.
- c. Feral Animals – Consider establishing a program to control feral animals such as feral cats non-native species such as red fox, and native species that are pests such as cowbirds, ground squirrels, and cowbirds.
- d. Riparian and Emergent Marsh Dependent Special Status Bird Species - (common yellow throat, song sparrow, Swainson’s hawk, tree swallow, tricolored blackbird, willow flycatcher, yellow-breasted chat, yellow warbler) Consider their habitat requirements in developing Restoration Plan.
- e. Bats - Consider developing and implementing a program to protect bat species, including providing artificial roosts within Patterson Slough.

4. Protected Species Objectives:

- a. Western Burrowing Owl – Consider improving nesting and foraging areas
- b. Northern Harrier - Consider improving nesting and foraging habitat.
- c. White-tailed Kite - Consider improving nesting and foraging habitat.
- d. Swainson’s Hawk - Consider improving nesting and foraging habitat.

- e. Tri-colored Blackbird - Consider improving nesting and foraging habitat.
5. **Invasive Weed Control Objectives:**
 - a. Control Invasive Weeds – Consider establishing a program to control invasive weeds.
 6. **Public Access Objectives:**
 - a. Visual Access – Consider improving views of the park from Paseo Padre Parkway.
 - b. Park Operations – Consider moving the Coyote Hills entrance kiosk closer to Paseo Padre Parkway.
 - c. Picnic Area – Consider providing non-reservable picnic sites.
 - d. Mosquito Abatement – Consider providing access to wet areas for County Mosquito Abatement.
 - e. Wildlife Viewing- Consider providing elevated vista points for wildlife viewing.
 7. **Trail Objectives:**
 - a. Loop Trails – Consider providing nested trail loop choices.
 - b. Connection to existing Trails – Consider connecting new trails to existing trails at Coyote Hills.
 8. **Staging/Parking Objectives:**
 - a. Parking Lot – Consider and evaluate constructing 75 to 100 car parking lot fronting Paseo Padre Parkway.
 - b. Water and Utilities – Consider providing flush toilets, drinking water at parking lot/staging area.
 - c. Other Amenities – Consider installation of fences and gates, regulatory and informative signage, trash receptacles, benches, etc.
 - d. Sustainable Design- Consider sustainability of improvements including operational, functional, material and construction aspects of the design.
 - e. Alternate Modes of Transportation – Consider ways to improve opportunities for alternate modes of transportation, such as adding facilities to improve pedestrian and bicycle access to the park. Work with bus transit providers to ensure safety and convenience of bus stop locations for park visitors.
 9. **Interpretation Objectives:**
 - a. Natural Resources Interpretation – Consider providing interpretive exhibits about San Francisco Bay, sensitive wildlife, sea level rise, park and project benefits to offsetting the effects of climate change.
 - b. Partnership – Consider opportunities for a synergistic partnership between agriculture, habitat restoration, maintenance and public education.
 - c. Cultural Resources Interpretation – Consider providing interpretive exhibits about Native American, historic and present cultural resources.
 - d. Cultural Resources Protection – Avoid disturbance of Native American cultural resources
 - e. Naturalist Programs – Consider naturalist educational programs about the San Francisco Bay, and the natural and cultural resources of the property.
 10. **Climate Change Objectives:**
 - a. Sea Level Rise – Consider and evaluate developing habitat and public access features to be adaptable to the effects of up to 60 inches of sea level rise by the year 2100 and/or future downstream flooding on the long-term sustainability of improvements.
 - a. Soil conditions - Recognize changes in soil and water salinity, and consider vegetation types and patterns that can adapt to foreseeable changes.
 - b. Weather - Evaluate rainfall, drainage, and runoff patterns, and consider how restored habitats will evolve to changing conditions. Develop habitat restoration plans in anticipation of changing conditions.

- c. Drainage and Flood Control - Consider and evaluate improving drainage and flood control infrastructure in conjunction with Alameda County Flood Control and Water Conservation District to make habitat areas and public access features resilient to the secondary effects of climate change and sea level rise.
- d. Hydrology – Consider planning for heightened groundwater tables, intrusion of brackish water, expanded areas of ponded water, increases in the depth, frequency, and duration of water ponding, and changes in air temperature, rainfall amounts, and severe weather.
- e. Consider and evaluate managing District facilities, and managing agricultural operations in conjunction with habitat management to reduce the Park District’s carbon footprint, and increase the total amount of organic carbon trapping and storage accomplished within the Plan Area.
- f. Research and Development - Consider and evaluate developing research, and public education demonstration plots in conjunction with public agencies, such as Alameda County Resource Conservation District and UC Extension Service regarding combating climate change.

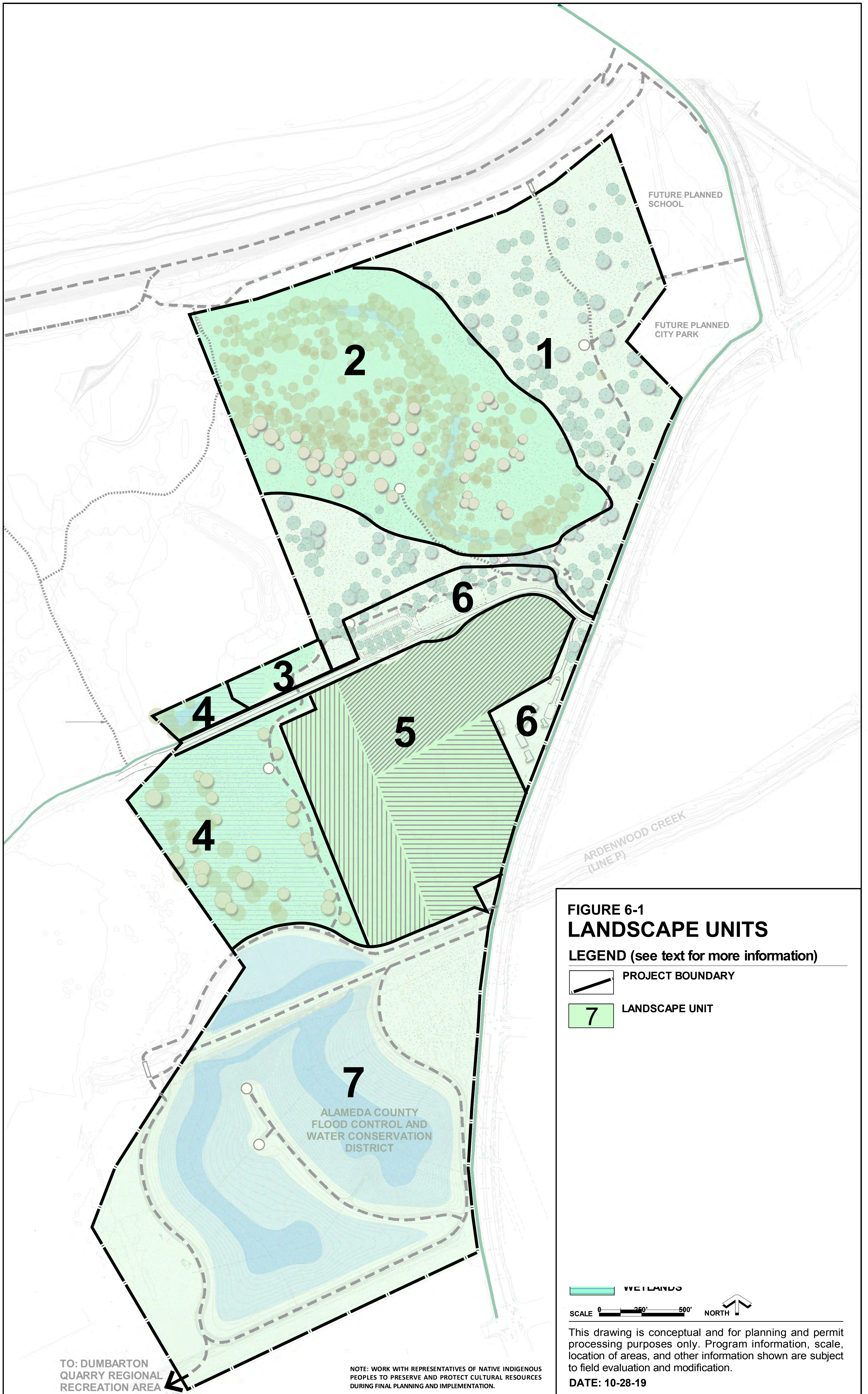
11. Cultural Resources Objectives:

- a. Protect and/or enhance cultural resources, including providing compatible recreational and interpretive opportunities.
- b. Provide for public safety, cultural and biological resource preservation at Coyote Hills through the removal of the deteriorated Contractors residence, which has become an attractive nuisance and fire and public safety hazard, and encroaches into sensitive cultural and biological resource areas.
- c. Removing the Contractors residence in a way that balances cultural and biological resources protection with a wise use of public resources and in a timely manner.
- d. Preserve the existing “Milk House” building and possibly adapt and re-use it. Dismantle the “Contractors Residence” located on sensitive habitat and a sensitive cultural resources site.

6.3 PLANNING METHODOLOGY

The Plan Area is divided into seven Landscape Units (LU) for restoration and public access facilities planning and management purposes (**Figure 6-1, Landscape Units**). The divisions between each LU were, in part, formed by practical geographic boundaries created by Patterson Ranch Road, Line P/Ardenwood Creek, and Patterson Slough. This created three overall areas: 1) North Area (north of Patterson Ranch Road), 2) Central Area (between Line P and Patterson Ranch Road), and 3) South Area (south of Line P). Differences in elevations and topography, soils (especially salinity and alkalinity), existing plant communities and wetlands, and hydrology and drainage (including depth to groundwater and ponding areas) were used to further subdivide these three areas into the seven LUs. In addition, developed areas such as Patterson Ranch Road itself and the existing farm corporation yard form a separate LU.


Table 6-1 summarizes the main attributes of each LU. Each LU may support different natural plant communities and may have a different agricultural land capability that favors different agricultural crops. The existing roads and infrastructure and their elevations with respect to flooding and sea level rise were also considered in planning the proposed parking and public access facilities, including trails and trail connections.

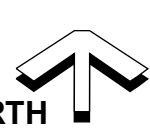


**FIGURE 6-1
LANDSCAPE UNITS**

LEGEND (see text for more information)


-  PROJECT BOUNDARY
-  LANDSCAPE UNIT

 WETLANDS

SCALE 0 250' 500' NORTH 

This drawing is conceptual and for planning and permit processing purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

DATE: 10-28-19

TO: DUMBARTON QUARRY REGIONAL RECREATION AREA 

NOTE: WORK WITH REPRESENTATIVES OF NATIVE INDIGENOUS PEOPLES TO PRESERVE AND PROTECT CULTURAL RESOURCES DURING FINAL PLANNING AND IMPLEMENTATION.

Table 6-1: Landscape Units Summary

Landscape Unit	Acres	Plant Community	Elevation	Soils	Depth to Shallow Ground-water	Sea Level Rise Threat	Comment
1. East & West Slough	57.4.	Mainly ruderal grasslands, formerly farmed	8.5-12	Fair – Slightly to in places moderately saline/sodic	3.5-4.5'	Low to Moderate	Near School & Ardenwood Dr. and grasslands west side of Slough
2. Patterson Slough	58.8	Riparian, emergent, seasonal wetlands	7.5-10.5	Fair – Slightly to moderately saline/sodic	2.0-3.5'	Moderate to High	Upwelling ground-water feeds riparian zone. Buried and remnant stream channels. Culturally sensitive.
3. Panhandle	4.3	Ruderal grasslands, seasonal wetlands,	7.5-8.5	Fair – Poor slightly to moderately saline/sodic	2.0-3.5'	High	Some ponding. Adjacent to willows
4. West side Lowlands	29.1	Seasonal wetlands & Ruderal grasslands	7.5-9.0	Poor – moderately saline/sodic	2.0-3.0'	High	Ponded depressions, adjacent to willow thickets, cottonwoods, cottonwoods to west. Saline groundwater
5. Agriculture	44.9	Ag. Fields & Fallow land	9.0-12.0	Very good – non-saline/sodic, well drained	4.5-5.5'	Low	Best farmland - fallow - mustard
6. Farm Yard & Ranch Road	12.8	Developed area, some Oaks south of Slough	9.5-13.?	"Fill"	5-5.5'	Low	Includes buildings, Patterson Rd. & Trail, Farm Contractor House, Culturally sensitive
7. Southern Flood Control /Mitigation	98.7	Ruderal, some seasonal wetlands	7.0-10.5	Poor-Very poor – Moderately -strongly saline/sodic	2.5-4.5'	High	West area. Ponded depressions salt grass ditch, rare plants. Saline/sodic groundwater
Total	306						

6.4 LAND USE PLANNING UNITS

The Project Area varies across the 306 acres with respect to soil and hydrologic conditions, plant and wildlife habitat, and current use. To create a land use and development plan appropriate for these varied characteristics, the Project Area has been separated into three Land Use designations subdivided into five Planning Units. These are shown in **Figure 6-2, Land Use Units and Facilities Map Amendment** and summarized below in **Table 6-2 - Plan Summary**. Each Planning Unit encompasses a geographic region of similar use and physical and biological conditions. The Planning Units (units) are used in LUPA where they are referred to as the five Land Use Plan Amendment Units. Proposed trails and visitor-serving facilities are also briefly discussed in this section for each unit, and more fully described in the subsequent section on the proposed Park Development Plan.

Table 6-2: LUPA Plan Summary

Land Use Designation	Planning Unit	Acres	Description
Natural	Patterson Slough	126	Mixed riparian forest, oak savanna, seasonal wetlands, hiking and multi-use trails with wildlife observation platforms.
	Western Wetlands	29	Enhanced and expanded seasonal wetlands, willow and cottonwood stand, multi-use trail with wildlife observation platform.
	Southern Wetlands	99	Flood control & wetlands creation, multi-use trails with wildlife observation platforms.
Agricultural	Historic Patterson Ranch Farm	45	Agricultural, carbon farming, farm stand with parking, park entry sign, restore and landscape informal gravel lot.
Recreational	Ranch Road Recreation	7	Park Staging Area (parking lot, restrooms), multi-use trail, wildlife observation platform, picnic area, park entry kiosk, bicycle parking, bus parking and drop-off.
Total Acreage		306	

The three land use designations are: Natural Use, Recreational Use, and Agricultural Use. A majority of the Project Area is designated for Natural Use and includes three of the planning units: Patterson Slough, Western Wetlands, and Southern Wetlands. The Agricultural Use designation includes the Historic Patterson Ranch Farm Unit, which would continue to be used for agricultural purposes. The Recreational Use designation includes the Ranch Road Recreation Unit that would be used for trails, parking and other Visitor-serving facilities.

Provisions of Park District Ordinance 38, Chapter VIII, Section 801 (Animals-Pet Restrictions) applicable to the adjoining Coyote Hills Regional Park will apply to the Park Expansion area. Park operating hours would be from dawn to dusk. No lighting other than security lighting in areas of buildings would be provided. The entire Regional Park Expansion area would be designated as a “Leash Required Area” for Park visitors with dogs. Signage and fencing would be used to keep Park visitors, including dogs on trails and other designated public areas and out of sensitive resource areas.

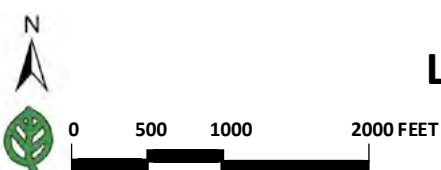
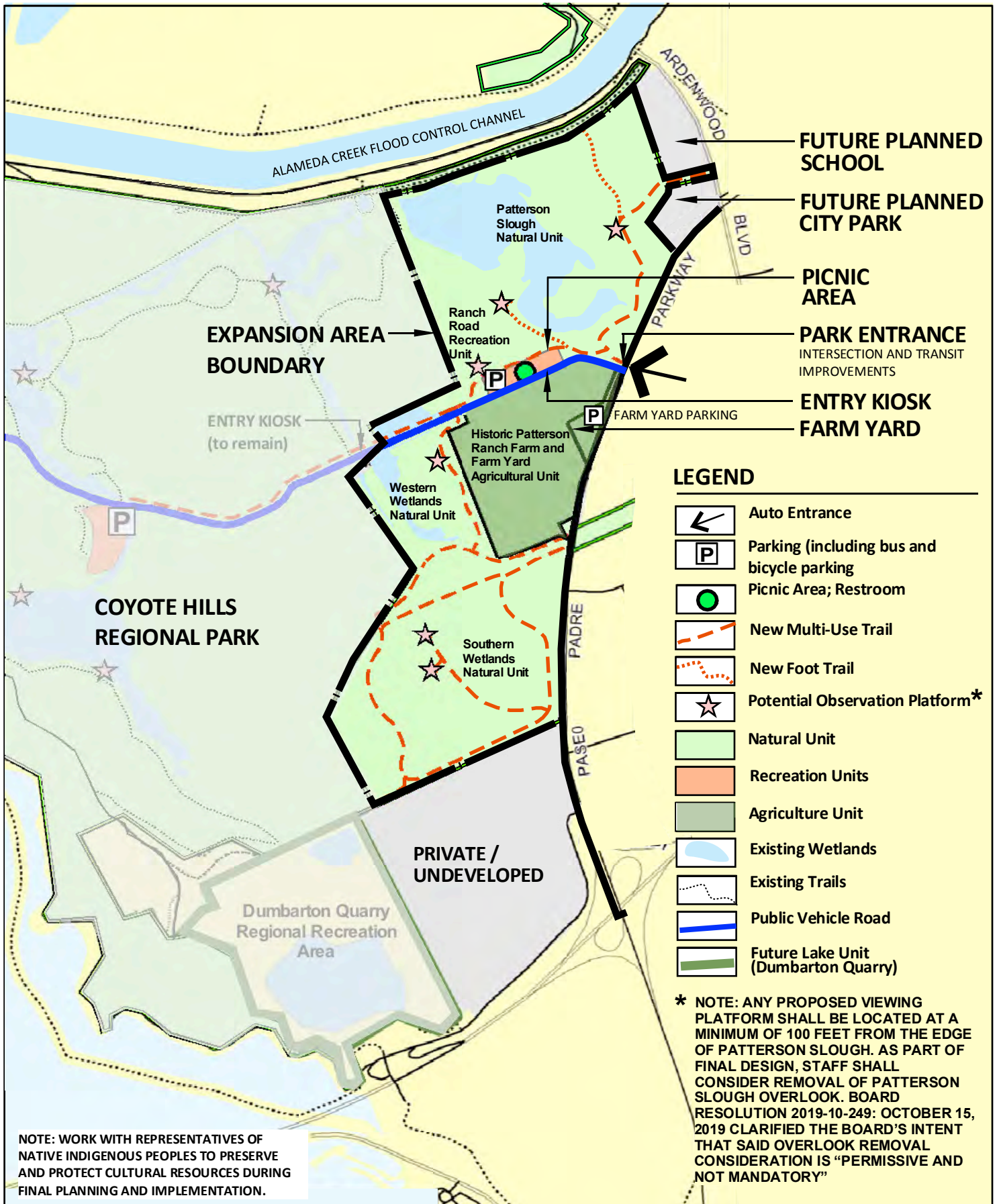


FIGURE 6-2
LAND USE UNITS AND FACILITIES MAP AMENDMENT

64.1 NATURAL UNITS

The 254-acre Natural Use designation applies to the majority of the Plan Area and includes three planning units: Patterson Slough, Western Wetlands, and Southern Wetlands. Development of the three Natural Use Units would consist of habitat restoration and enhancement, flood control and wetlands mitigation by ACFCWCD, and trail development.

The focus of designated Natural Units is on wildlife habitat and native plant community management. Visitor-serving facilities such as parking areas, restrooms, and picnic areas occur in Recreation Units. Farming, livestock, and grazing are the principal designated land-uses in Agricultural Units. Included in this designation are areas for repair and storage of farm equipment, supplies and machinery, and crop processing and storage, such as hay storage. Farm stands for produce sale are allowed in Agricultural Units. Public access trails, small trail head and staging areas, wildlife viewing platforms, and interpretive panels and displays are allowable uses in all Units. Each of the Planning Units, its location, and current and future use as proposed are described below.

Patterson Slough Natural Unit

The Patterson Slough Natural Unit is the northernmost Unit of the Project Area. The Unit covers 126 acres and lies north of Patterson Ranch Road. The Patterson Slough drainage way is in the approximate center of the Unit, flowing slowly northeast through the DUST Marsh to eventually drain to the Alameda Creek Flood Control Channel. A remnant willow-dominated riparian forest containing abundant invasive weeds lines the Slough. This area has known culturally sensitive resources that would be protected during restoration by installing Environmentally Sensitive Area (ESA) fencing around sensitive areas, and by requiring the presence of a qualified Cultural Resource Monitor and representatives of the Ohlone peoples when soil disturbance associated with restoration, demolition, and limited trail construction work occurs in sensitive areas.



Restoration and enhancement may include activities such as topsoil grading/tilling, seeding, planting, soil amendment (compost addition) and temporary irrigation, followed by several years of vegetation management, such as mowing and managed grazing. These activities could be implemented as needed to exhaust the weed-seed bank in the topsoil, with the revegetation and restoration work establishing areas of willow sausal or willow thicket, mixed riparian forest, oak savanna, seasonal wetlands, and native grasslands. Up to 6,000 to 8,000 native trees and shrubs, including oaks planted as acorns and seedlings, and live cottonwood and willow stakes, could be planted in this area over a proposed three- to five-year implementation period. Other native tree and shrub species obtained from nurseries primarily located in the East Bay including coast live oak (*Quercus agrifolia*), western sycamore (*Platanus*

racemosa), Fremont cottonwood (*Populus fremontii*), arroyo willow (*Salix lasiolepis*), and box elder (*Acer negundo*).



Shallow depressions could be created to establish seasonal wetland by either shallow excavations (~1-2 feet) below current grades/elevations, or by importing clean soil to cap over existing grades to establish a more complex topography and support wetland creation. Grassland and oak savanna areas considered too dry for riparian restoration would be mowed and/or grazed for fire fuels management, weed control and agricultural purposes.



A trail system would be constructed connecting the existing Crandall Creek Trail, the San Francisco Bay Trail and the Ranch Road Recreational Unit trails. The new trails include paved multi-use segments and foot paths, with two spur trails to wildlife observation platforms along the east and west sides of Patterson Slough. Multi-use trails should be designed to provide all weather access for mosquito and vector control as well as emergency and maintenance vehicle access. Fencing and gates along trails would be installed to prevent unauthorized access to sensitive areas. The wildlife observation platforms would be setback a minimum of 100-feet from the edge of Patterson Slough in voluntary compliance with City of Fremont Watercourse Protection requirements per Municipal Code Section 18.210.120. As part of a potential future phase of the project, an approximately 550-foot long, 10-foot wide clear span aluminum walkway cantilevered (attached) to the west side of the existing Ardenwood Boulevard Bridge over Alameda Creek may be evaluated and implemented if feasible, to enhance pedestrian and bicycle safety for the north-south connection of the San Francisco Bay Trail over Alameda Creek.

Patterson Slough Construction Buffer Zone: A 100-foot construction buffer zone should be established outward from the riparian canopy or edge of Patterson Slough. Construction work within this buffer zone would be limited to the time window of September 1 to January 31 in each year of phased construction. Small equipment (less than 50 HP), such as walk behind equipment and hand tools, may be used in the buffer zone. Restoration related activities such as planting and re-planting, irrigation, weed control and vegetation maintenance could occur year-round, as needed. The edge of this zone must be established by a qualified Biological Monitor in conjunction with a qualified Cultural Resources Monitor. Existing roads and disturbed areas would be flagged and field marked by the Biological Monitor, and fenced using temporary construction fencing (orange plastic web fencing). Small

equipment (less than 50 HP), such as walk behind equipment and hand tools may be used in the buffer zone outside of the field marked and fenced existing roads and disturbed areas. Existing roads and disturbed areas approved by the Biological Monitor and Cultural resource Monitor can be used by conventional construction equipment or other lightweight construction equipment where determined to be necessary and as approved by the Monitors.



Patterson Slough Special Protection Feature: The remnant existing riparian area and the area to be restored to willow thicket and mixed riparian forest along Patterson Slough would be fenced, signed, and designated as a “Special Protection Feature,” a designation used by the Park District to provide additional protection to environmentally sensitive areas. Public access would be restricted in this area, with the exception of use of a foot path spur trail leading to a wildlife observation platform on the southwest end of the Slough. The west or Slough Overlook footpath would follow an existing dirt maintenance access road to a proposed wildlife observation platform at the location of the demolished former Farm Labor Housing dormitories. The wildlife observation platform would be set back a minimum 100 feet from the edge of the riparian corridor. No dogs or bicycles would be allowed on this foot path.

Western Wetlands Natural Unit



The Western Wetlands Natural Unit is located south of the Paterson Slough Natural Unit and west of the Historic Patterson Ranch Farm Agricultural and Ranch Road Recreational Units. This 29-acre low-lying area contains a large, depressional wetland that ponds water during the winter rainy period, as well as areas that are slightly saline and sodic (salt- and sodium-affected). Although this area has been previously farmed, which required an agricultural drainage system, that system has since deteriorated and the area is now no longer suitable for farming. The plant cover is mostly invasive weedy species. The plan

proposed for this area includes actions such as converting weedy areas to native grassland pasture, and managed/timed flooding of depressionally ponded areas in the late summer and fall months to provide a fresh water source for wildlife use. This option depends on the availability of irrigation water from a nearby irrigation line that was once used to flood irrigate fresh water wetlands and seasonal wetlands in Coyote Hills Regional Park. Minor surface grading (~1-2 feet in depth) would be used to enhance and expand seasonal wetland areas. A north-south multi-use connector trail (Harvest Way Trail) would run on uplands along the east side of this Unit, adjacent to agricultural fields. Native cottonwood and willow trees, similar to the current open stand of these trees to the west, may also be planted.

Southern Wetlands Natural Unit

The Southern Wetlands Natural Unit covers the southernmost land of the Project Area acres. This approximately 99-acre Unit extends from the Western Wetlands Unit and Line P/Ardenwood Creek to the southern property boundary formed by the levee separating it from adjacent Cargill, Inc., lands. ACFCWCD would oversee the development, monitoring, and management of the flood control and habitat restoration elements of this Unit. The Plan for this previously farmed and now fallow ruderal area is to restore and create a mix of riparian, freshwater and seasonal wetlands, saline-alkaline wetlands, and oak savanna. Maintenance access roads must be constructed for the maintenance and monitoring activities required by the ACFCWCD, and provide public multi-use trail access. The Park District would be responsible for constructing and/or installing interpretive signage, wildlife observation areas, and a short connector trail west of the mitigation area. A new 80-foot long vehicular clear span bridge over Ardenwood Creek would also be needed to provide both recreation and flood control access. The Park District would also be responsible for operating, and monitoring public access use within this Unit.

6.4.2 HISTORIC PATTERSON RANCH FARM AND FARM YARD AGRICULTURAL UNIT

The approximately 45-acre Historic Patterson Ranch Farm fields south of Patterson Ranch Road and immediately west of Paseo Padre Parkway in this designated Agricultural Unit would continue to be used for small-scale, local agriculture crop production, including field and row crops, pasture and hay lands, and grazing. The 2013 Master Plan calls for areas with special land management requirements, such as agricultural lands, to be designated as Special Management Features. These are areas with constructed or modified features, such as wildland vegetation management areas, plantations of exotic trees (such as olive groves), farm fields and dams that require specialized types of management.



The Agricultural Unit designation provides direction for Park operations and maintenance staff for managing these areas. In addition to agricultural land uses, the Farm Yard portion of the Unit would allow the adaptive re-use of a historic farm building (the Milk House) as a produce stand or other



agriculturally related use. This area would also include a small, 20-car parking lot to serve users in this area. Two modern metal storage buildings would remain onsite and continue to be used for supporting agricultural or Park operation-related activities. New

utilities, including domestic water and electric service, could be extended to the existing farm buildings in the Farm Yard area. The Farm Yard entry-road, located south of Patterson Ranch Road and near to Paseo Padre Parkway, would be relocated, the area landscaped, and a new Park Entry sign installed. Connections could also be made to the new San Francisco Bay Trail along the west side of Paseo Padre Parkway, and the Bay Trail extended south to the vicinity of Dumbarton Circle and Quarry Road, an additional approximately 1,00 feet. The Park District should cooperate and coordinate with the City in the construction and operation of the trail and required Dumbarton Circle-Paseo Padre Parkway intersection improvements at Dumbarton Circle-Paseo Padre Parkway.

6.4.3 RANCH ROAD RECREATION UNIT

Recreation and visitor-serving facilities are planned for this approximately 7-acre Recreational Unit, located north of Patterson Ranch Road and immediately west of Paseo Padre Parkway, including an approximately 100-car asphalt-paved parking lot, a one-acre open-use area, restroom with plumbing, picnic facilities, and a new park entry kiosk. The existing Tuibun Trail, which runs between Paseo Padre Parkway and the existing Visitor Center, a distance of about 1.5 miles, would be relocated to the north of the proposed parking lot. New utilities and utility upgrades, including new water service, gas, sewer, and underground electrical and communications cables, would run through this Unit, within or adjacent to the existing road and trail, to the restroom and picnic area. These utilities would also be extended within the Patterson Ranch Road paved area or shoulder area to the Visitor Center (see also **Utilities** section).



6.5 CLIMATE CHANGE AND SEA LEVEL RISE ADAPTATION

There are four objectives guiding development and Park programming regarding climate change adaptation:

- § Ensuring that existing and proposed improvements are resilient to changing climate, including sea level rise, rising ground water tables, potential soil and groundwater salinization, and increased flood risk to infrastructure.
- § Ensuring that District activities occurring within the expansion plan area, consistent with the overall Coyote Hills Regional Park, are appropriate management actions to reduce Park contributions of greenhouse gases and other climate changing actions, and proactively taking actions that trap or sequester atmospheric carbon.
- § Providing opportunities to educate Park visitors about climate change, as well as cooperating with climate change scientists to make parklands available for research and demonstration projects.
- § Providing opportunities for active transportation to, from and within the Park by constructing facilities for bicycle and pedestrian use, as well as accommodating transit where appropriate.

Site program components that address climate adaptation include Climate Smart farming activities, as well as riparian and oak savanna tree planting for carbon fixing or carbon sequestration. Other opportunities include planning for installation of electric vehicle charging stations in the parking lot, should the Park District develop a pilot program in the future.



Climate Smart management and adaption also involves constructing facilities and improvements to elevations above those subject to flooding and ponding, as well as developing improvement and restoration plans that are cognizant of and adaptive to expected increases in shallow zone groundwater levels, increased areas of ponding/flooding and poor drainage, and potentially increased soil and water salinity and sodium levels. The plant palette would include local, native plant species that are site appropriate, and tolerant plant materials capable of thriving under changing site conditions.

A science-based soil and surface and groundwater monitoring program could be developed to aid in climate change adaptive management decision-making. Baseline conditions were documented during the Project site investigations and would form the basis of the proposed long-term monitoring program. Smart, wireless and web-based agricultural sensors may be used to remotely monitor organic matter (soil carbon), moisture, soil oxygen, salinity, pH, and other important soil and hydrologic properties, and the record keeping and database would provide the information needed to support adaptive management decision-making.



7. PARK DEVELOPMENT PLAN



The Park Development Plan is based on the conceptual site plan and site program adopted by the Board of Directors on February 20, 2018 and supporting analysis and studies. The Park Development Plan has eight elements:

1. Habitat Restoration and Enhancement
2. Recreation and Visitor-serving Facilities
3. Public Access Trail Construction and Operation
4. Cultural Resources Management
5. Agricultural Land Uses and Associated Activity
6. Surface Water and Groundwater Management
7. Utility Upgrades and Extensions
8. Climate Change and Sea Level Rise

7.1 HABITAT RESTORATION AND ENHANCEMENT



Habitat restoration and enhancement actions would focus on protecting, expanding and enhancing the unique and historical willow sausal (willow thickets), expanding to the east and west the mixed riparian forest along Patterson Slough, and creating ecologically complimentary seasonal wetlands/oak savanna and native grassland areas for wildlife habitat and livestock grazing in the Patterson Slough Natural Unit. Restoration and enhancement also include creating and enhancing freshwater and saline-alkali seasonal wetlands, and willow and cotton wood tree cluster plantings in the Western Wetlands Natural Unit. These land cover types are generally shown in **Figure 7-1A - Park Development Plan** and summarized in **Table 7-1**. This is a graphic or rendered version of the Plan. **Figure 7-1B** presents similar conceptual plan information on a recent aerial photographic base to

show the location of proposed Project facilities with respect to landmarks and key features, such as roadways, streams and the Patterson Slough riparian corridor. Key setback distances from the edge of the sensitive Patterson Slough riparian corridor edge are also indicated on this aerial Concept Plan drawing. Approximate acreages for a potential restoration and enhancement are presented in **Table 7-1**. These are based on the current understanding of site hydrology and soil conditions. Soil and hydrologic fieldwork could be completed along with pilot or test plantings to develop a final Restoration Planting Plan, establishing irrigation and post-planting vegetation and invasive species management concepts and procedures, prior to full-scale implementation over a three- to five-year period. Public access facilities and Trail Plan Implementation could ideally occur during the Year One pilot or planting period, if funding and delivery capacity allows.

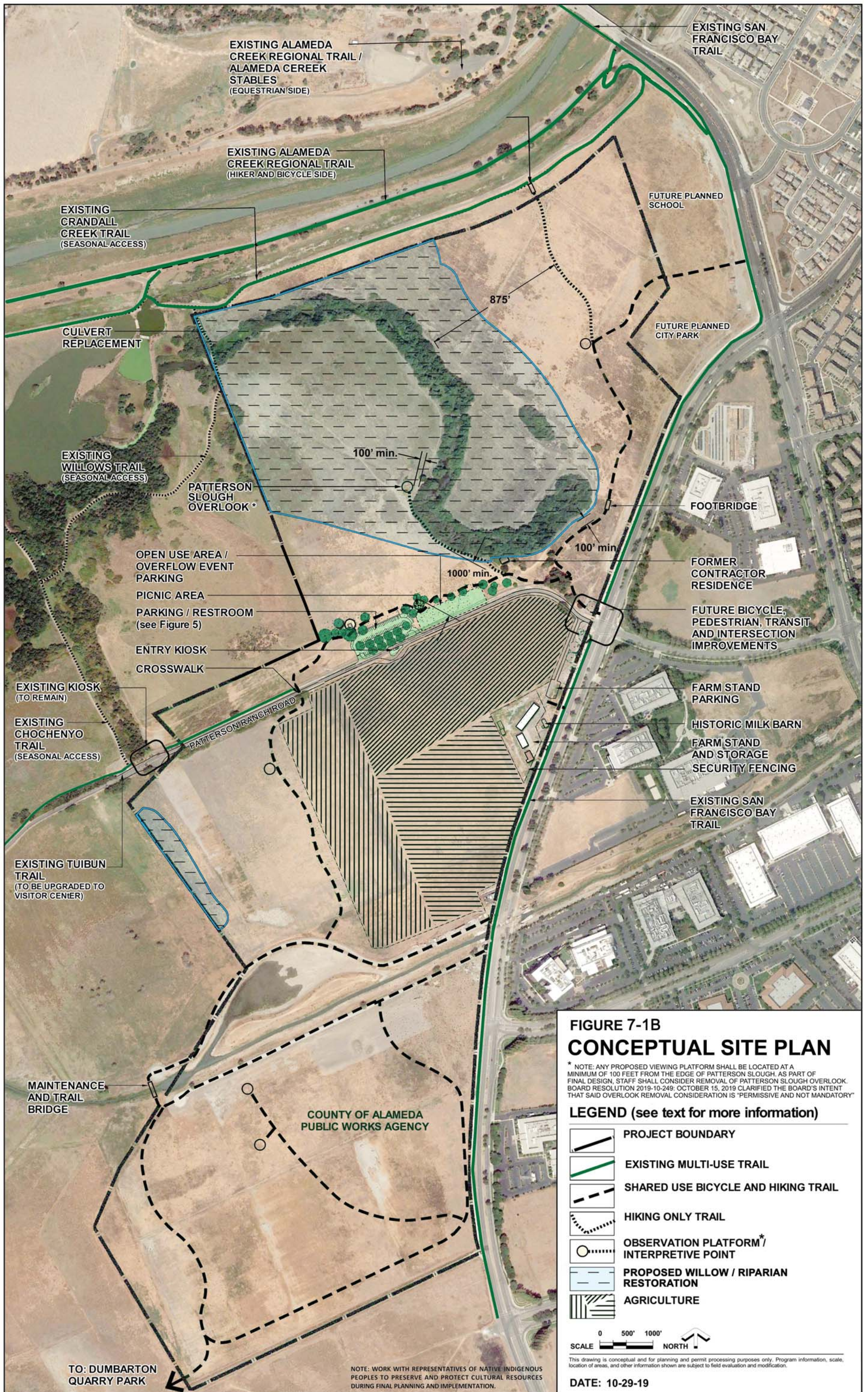


Table 7-1: Target Land Cover Area and Restoration Enhancement

Land Cover Designation	Planting Range - Acres
Willow sausal and mixed riparian forest, cottonwood-willow grove	50 – 65
Seasonal Wetlands	8 – 12
Oak savanna	25 – 35
Managed and enhanced grasslands and pasture, complex topography	50 – 60
Agriculture, field and row crops	40 – 45
Roads, trails, parking, Farm Yard, and miscellaneous developed areas	15 – 20
Native landscaped areas	8 – 10
Existing willow thickets and mixed riparian forest (to be enhanced and protected)	15
Existing freshwater seasonal and saline seasonal wetlands (to be enhanced and protected)	6.5
Flood Control Basins, Mitigation freshwater, perennial, seasonal and saline-alkali wetlands, riparian and savanna	92 – 99

During a three year period of plant establishment, vegetation management could be included as part of habitat restoration, potentially including pest and weed control, mowing, prescribed fire, grazing, and seasonal irrigation. The planned restoration and enhancement for most areas could be achieved without employing large-scale grading or significantly changing site hydrologic conditions. Grasslands restoration could focus on the most visually prominent areas as seen from Ardenwood Boulevard, Paseo Padre Parkway and Patterson Ranch Road.

New seasonal wetlands could be created by grading 1- to 2-foot deep, un-drained or depressional basins in the lower lying areas, along the west side of the Park Expansion area.

Existing depressional areas may be unseasonably (late summer to fall) flooded for improved habitat value and bird watching, depending on the availability of irrigation water. This would involve reactivation of an existing irrigation line located immediately west of the Western Wetlands, and connecting it to an existing irrigation well as a source of water. Additional bird roosting areas could be created by planting willow and cottonwood trees in the seasonal wetlands along the west side of the Project, both north and south of Patterson Ranch Road.

7.2 RECREATION AND VISITOR-SERVING FACILITIES CONSTRUCTION AND OPERATION

Recreation and visitor-serving facilities are planned for the Ranch Road Recreation Unit and the Farm Yard portion of the Historic Patterson Ranch Farm Agricultural Unit. The planned changes and improvements to the Park Entry and Farm Stand Area are shown in **Figures 7-2 - Entrance Concept** and **7-3 - Parking Concept**, respectively. The final design plans for these areas would include the Project elements listed below and within the general facility footprints shown, but the layout and arrangement of the components may vary, depending on site constraints and permit conditions. Proposed facilities, as shown on the Park Development Plan, are summarized in **Table 7-2 – Summary of Visitor-Serving**

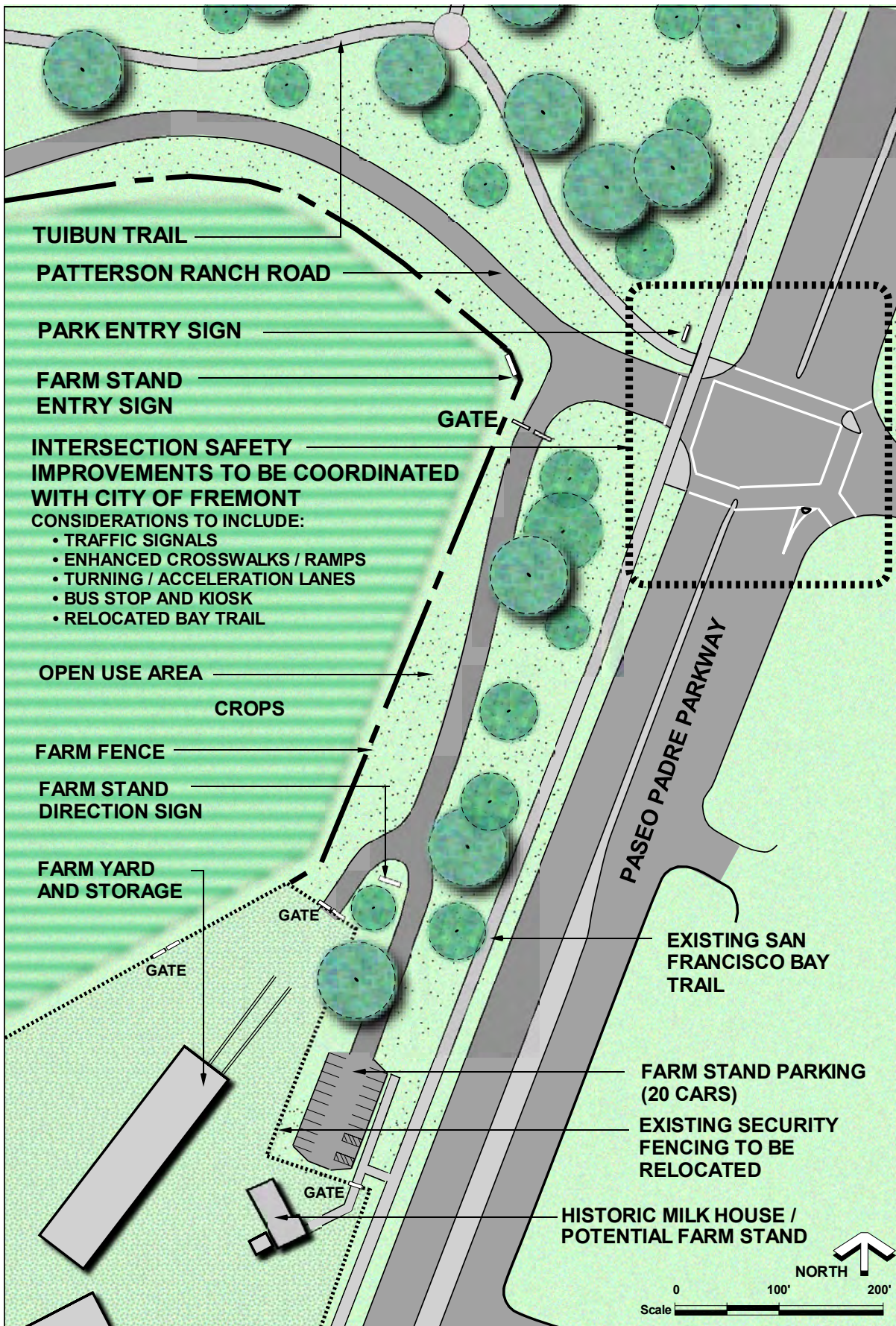
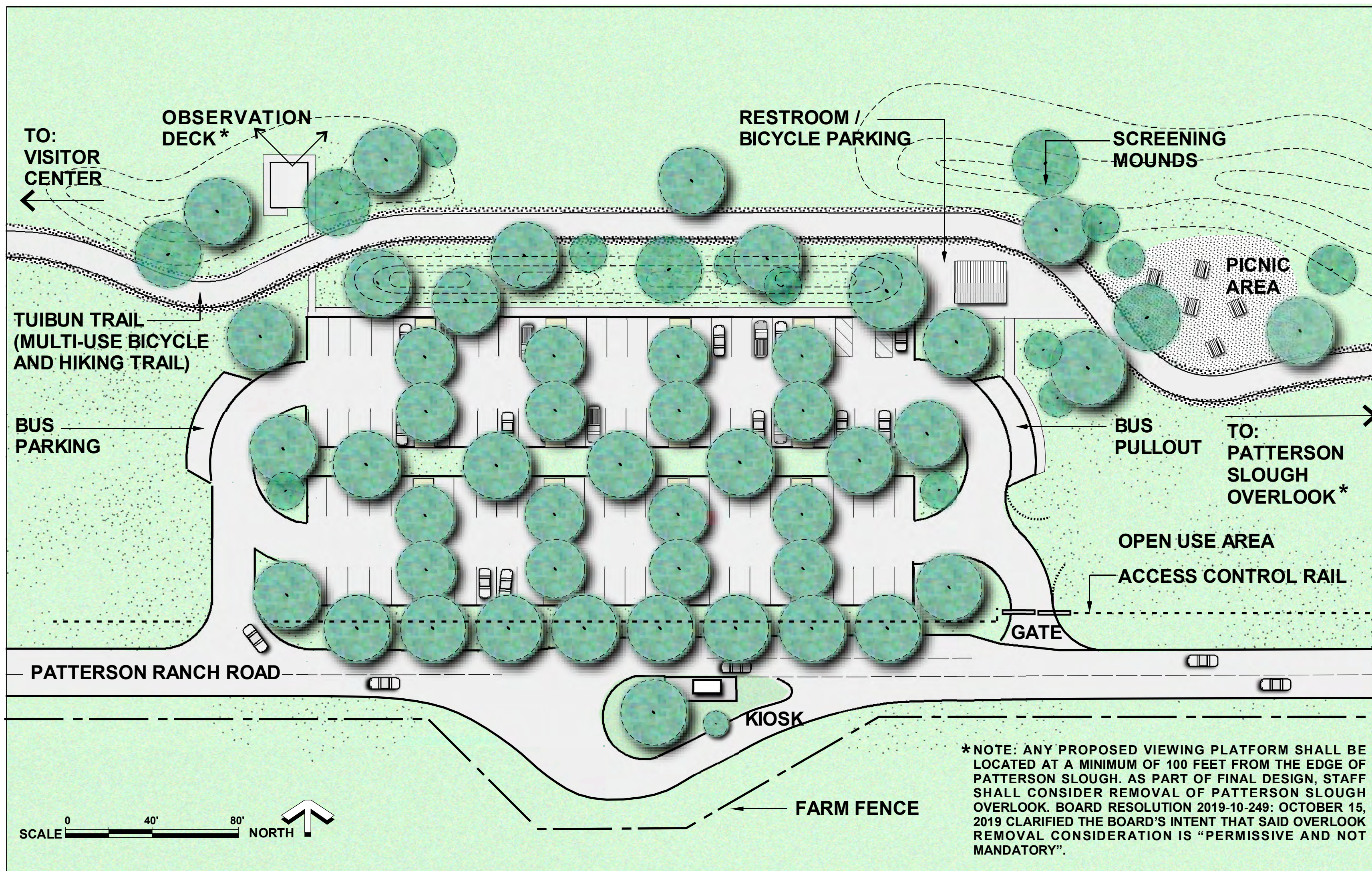


FIGURE 7-2
ENTRANCE CONCEPT

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT



* NOTE: ANY PROPOSED VIEWING PLATFORM SHALL BE LOCATED AT A MINIMUM OF 100 FEET FROM THE EDGE OF PATTERSON SLOUGH. AS PART OF FINAL DESIGN, STAFF SHALL CONSIDER REMOVAL OF PATTERSON SLOUGH OVERLOOK.

EAST BAY REGIONAL PARK DISTRICT; RESOLUTION NO.: 2019 - 09 - 225; SEPTEMBER 3, 2019



FIGURE 7-3 PARKING CONCEPT

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

DATE: 10-28-19

Facilities. Park visitors using the new recreation facilities, including trails, would be subject to Park District rules and regulations, as contained in Park District Ordinance 38 (www.ebparks.org/ord38). Normal hours of operation would be dawn to dusk.

Visitor-serving facilities include an approximately 100-car paved parking lot occupying about 1 acre of land, and an approximately 1-acre non-irrigated, mowed grassland open-use recreation area available for use by visitors, and to serve as a visual buffer between the Tuibun Trail and Patterson Ranch Road. The open use area could be used as interim parking before permanent parking is developed and a restoration staging area, and may also be used for staging Park-related operations and maintenance activities such as tractor mowing, grazing, mosquito abatement, or overflow parking during special events. Visitor-serving facilities also include a



new restroom facility with water and flush toilets, potable water, wildlife overlook, future picnic area, interpretive elements, and new entry kiosk. Bus and bicycle parking would also be provided. A new Park entry sign, landscape plantings, and fencing would be installed at the Park entry. No park lighting is proposed other than security lights in the Farm Yard area.

The planned parking lot and picnic facilities are located approximately 150 and 100 feet away (respectively) from the edge of the Patterson Slough Riparian Corridor. These areas could be screened from the slough by creating low mounds (2 to 4 feet high), landscaped with native trees and shrubs.



Pedestrian and bicycle improvements are planned within the Plan Area on the west side of the intersection of Paseo Padre Parkway and Patterson Ranch Road. These improvements could be constructed in cooperation with the City of Fremont, and could include accessible curb ramps, striping, signage, and traffic calming measures, and a sidewalk or path on the south side of Patterson Ranch Road to connect the existing Bay Trail to a proposed Farm Stand area. Utilities to serve the Visitor Center, including water, electrical and sanitary service may be upgraded or replaced within or adjacent to the existing road and trail.

Table 7-2: Summary of Visitor-Serving Facilities

1.	100-car parking lot with bus parking (+/- 1 acre)
2.	Open use area (+/- 1 acre)
3.	Restroom with flush toilets and sinks / drinking fountains with domestic water
4.	Picnic area* (+/- 1/2 acre) and other Site Furnishings <ul style="list-style-type: none"> · Up to 12 tables · Up to 5 BBQ facilities
5.	Kiosk/ticket booth with vehicle pullout
6.	Up to 10 interpretive panels
7.	Up to six wildlife observation platforms (Figure 7-5D) with some interpretive panels in Natural and Recreational Units
8.	Fencing <ul style="list-style-type: none"> · 6' deer or orchard fencing around agricultural fields Two-rail fencing around front of parking and picnic areas · 4' wire field fence around Visitor Serving Facilities, Farm Yard, and portions of Ardenwood Boulevard and Paseo Padre Parkway – Bay Trail · 4' straight wire field fencing separating trails from restoration and enhancement areas. These areas would also have “Stay on Trail” signs and “Habitat Restoration – Keep Out” signs · 6' security fence around portions of Farm Yard buildings
9.	20-car parking lot in Farm Yard Area
10.	Preservation and possible (future) adaptive reuse of historic Milk House building in Farm Yard area
11.	Possible new Farm Stand designed to 1930s architecture and using materials salvaged from on-site sources
12.	Domestic water, sewer, other utilities within Project Area and extension or utility upgrades to Visitor Center
13.	Bus turnout and bus shelter along Paseo Padre Parkway, south of Patterson Ranch Road intersection
14.	Approximately 4 miles of new, improved or relocated paved multi-use trail and 0.5 miles unpaved foot trails

* No group picnic area provided and no picnic area reservations would be taken.

7.2.1 PARKING, CIRCULATION AND PEDESTRIAN SAFETY IMPROVEMENTS

The Project Plan calls for reconfiguring and relocating existing vehicle parking within the Plan Area and immediately adjacent areas of Coyote Hills Regional Park, including new parking at a 100-car paved parking lot on the north side of Patterson Ranch Road located approximately 1,000 feet west of the Paseo Padre intersection. Additional overflow/event parking will also be provided on an adjacent upland area. The open use grassy area could potentially be used for up to 100 vehicles for overflow parking during special events.

The existing parking near the Park entry and adjacent informal parking area near the Paseo Padre Parkway could be relocated further south and away from the Patterson Ranch Road and Paseo Padre Parkway intersection within the existing farm/service area. This relocated lot could provide approximately 20 parking spaces. The proposed project will provide for a total of 220 parking spaces, including relocation of existing parking.

Pedestrian Safety Improvements, Paseo Padre Parkway/Patterson Ranch Road Intersection. The Park District should continue to work with the City to implement pedestrian safety crossing features as identified in the Project Traffic Study.



As shown on **Figure 7-2**, potential improvements may include:

- Narrowing the traffic lanes on Paseo Padre Parkway from 12 feet to 11 feet
- Stripe a horizontal buffer between the right-most vehicle lane on the northbound and southbound Paseo Padre Parkway to provide greater separation between bicyclists and vehicles
- Shorten the northbound right turn lane changing area to slow vehicles before the weaving maneuver and adding green pavement markings to indicate the weaving zone
- Install additional warning signs in advance and at the bicycle-vehicle weaving area and the pedestrian crosswalks
- Upgrade the crosswalks from transverse markings (two White Lines) to continental markings
- Add yield lines 30 feet in advance of the crosswalks
- Install a pedestrian activated hybrid beacon in both directions of Paseo Padre Parkway

Pedestrian Crosswalk, Patterson Ranch Road. To serve Park visitors crossing from the Tuibun Trail to the planned Harvest Trail south of Patterson Ranch Road, a marked crosswalk could be installed. Design features may include striping, a speed table or other design to allow safe pedestrian and bicycle crossing of the road.

Transit Improvements. The Park District will continue to work with AC Transit to provide improved service and facilities to encourage transit use. This includes facilitating discussions to extend or re-route bus service to Paseo Padre Parkway (nearest current service is at Ardenwood Blvd. and Commerce Drive, about 1/3 mile away from the entrance) and provide a bus stop near the Park.



Alameda Creek Bicycle/Pedestrian Bridge. Currently, the existing San Francisco Bay Trail runs along Union City Boulevard in Union City and crosses Alameda Creek to Fremont via the 550-foot-long Ardenwood Boulevard vehicular bridge, and continues south along Ardenwood Boulevard and Paseo Padre Parkway past the south end of the Park Expansion area. The Park District does not own, operate or maintain this bridge crossing. There are currently no designated bicycle lanes on the bridge. There is a 5-foot-wide sidewalk on the east side of the bridge. Earthen ramps are provided under the bridge on the north and south ends to allow pedestrian access to the bridge sidewalk from the west side.



One potential alternative to evaluate and consider for crossing of Alameda Creek and to further improve the Bay Trail and bicycle commuter access that may be constructed as part of the proposed Project, or by/or in cooperation with another local government entity, is retrofitting the existing bridge with a cantilevered pedestrian/bicycle lane on its west side. Pending further structural evaluation of the existing bridge, funding, and a project sponsor, this may be accomplished for instance by attaching the cantilever beams and other structures to the existing bridge piers, with no new in-channel or channel bottom fill structures requiring placement of new piers within Waters of the US, or wetland areas. The bottom of the cantilever structure would match the bottom cord elevation of the

existing bridge to avoid flood flow obstruction. In addition to the cantilever bridge structure, approach ramps and modifications to the existing Alameda Creek channel levee top and Crandall Creek levee

system would be needed to connect the new cantilever bridge pathway to the existing westbound and eastbound Alameda Creek Trail and the Bay Trail. As noted above, the Alameda Creek Trail in this area ramps down and under the Ardenwood Boulevard Bridge, and the new trail ramp structures should be designed to accommodate this route, including on the north side and on the south side, where the existing levee top is lower in elevation.



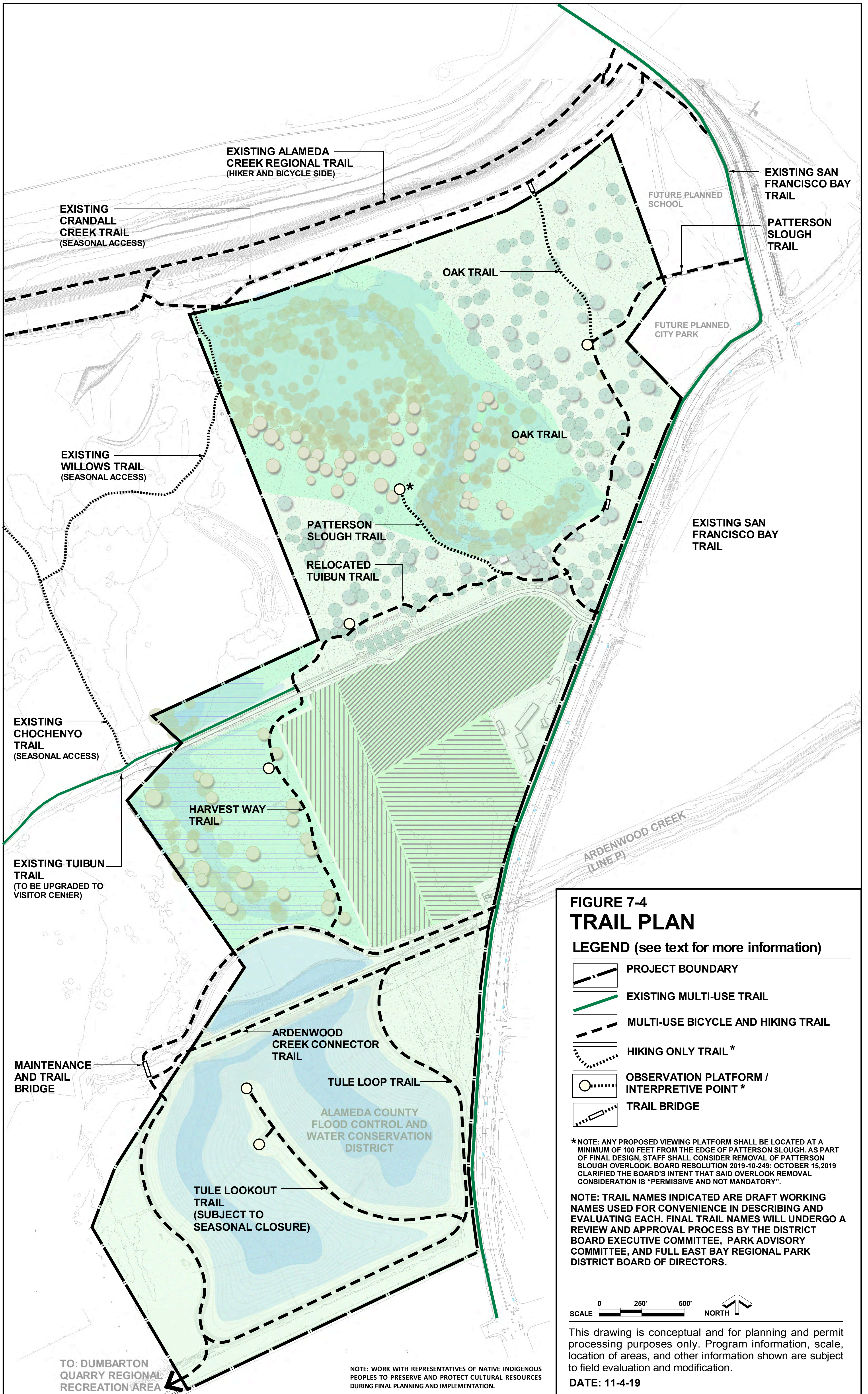
7.2.2 PUBLIC ACCESS TRAILS

Approximately 4 miles of new, improved and relocated trails are planned for the Park Expansion Project Area, with a continuous north-south multi-use trail that traverses the entire area, including the proposed Oak Trail, Patterson Slough Trail (utilizing an easement to connect to Ardenwood Boulevard), Harvest Way Trail (west of the farm lands), and Tule Trail segments (in the ACFCWCD southern area). The trail system would provide connections to the San Francisco Bay Trail along Paseo Padre Parkway and Ardenwood Boulevard, and to existing trails within the adjacent Regional Park (**Figure 7-4 –Trail Plan** and **Table 7-3 -Trail Summary**). An additional 1.1 miles of existing Tuibun Trail would be improved west of the Park Expansion Project Area to the Visitor Center.

Three types of trails are planned: 1) multi-use bicycle and hiking trails (**Figure 7-5A**); 2) natural surface hiking trails (**Figure 7-5B**); and 3) improved flood control maintenance access roads to be used for trails in the Southern Wetlands Unit (**Figure 7-5C**). The ACFCWCD maintenance roads would also be used for Park maintenance activities and for mosquito control access, in addition to being proposed for multi-use trail usage.



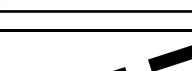
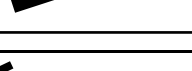




The natural surface foot trails (approximately 0.5 miles total) may be 6 to 8 feet wide, with minimal improvements, and designated for pedestrian use only (no bicycles allowed). Portions of these pedestrian trails may not be fully accessible during periods



**FIGURE 7-4
TRAIL PLAN**

LEGEND (see text for more information)

-  PROJECT BOUNDARY
-  EXISTING MULTI-USE TRAIL
-  MULTI-USE BICYCLE AND HIKING TRAIL
-  HIKING ONLY TRAIL *
-  OBSERVATION PLATFORM / INTERPRETIVE POINT *
-  TRAIL BRIDGE

* NOTE: ANY PROPOSED VIEWING PLATFORM SHALL BE LOCATED AT A MINIMUM OF 100 FEET FROM THE EDGE OF PATTERSON SLOUGH. AS PART OF FINAL DESIGN, STAFF SHALL CONSIDER REMOVAL OF PATTERSON SLOUGH OVERLOOK. BOARD RESOLUTION 2019-10-249: OCTOBER 15, 2019 CLARIFIED THE BOARD'S INTENT THAT SAID OVERLOOK REMOVAL CONSIDERATION IS "PERMISSIVE AND NOT MANDATORY".

NOTE: TRAIL NAMES INDICATED ARE DRAFT WORKING NAMES USED FOR CONVENIENCE IN DESCRIBING AND EVALUATING EACH. FINAL TRAIL NAMES WILL UNDERGO A REVIEW AND APPROVAL PROCESS BY THE DISTRICT BOARD EXECUTIVE COMMITTEE, PARK ADVISORY COMMITTEE, AND FULL EAST BAY REGIONAL PARK DISTRICT BOARD OF DIRECTORS.



This drawing is conceptual and for planning and permit processing purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

DATE: 11-4-19

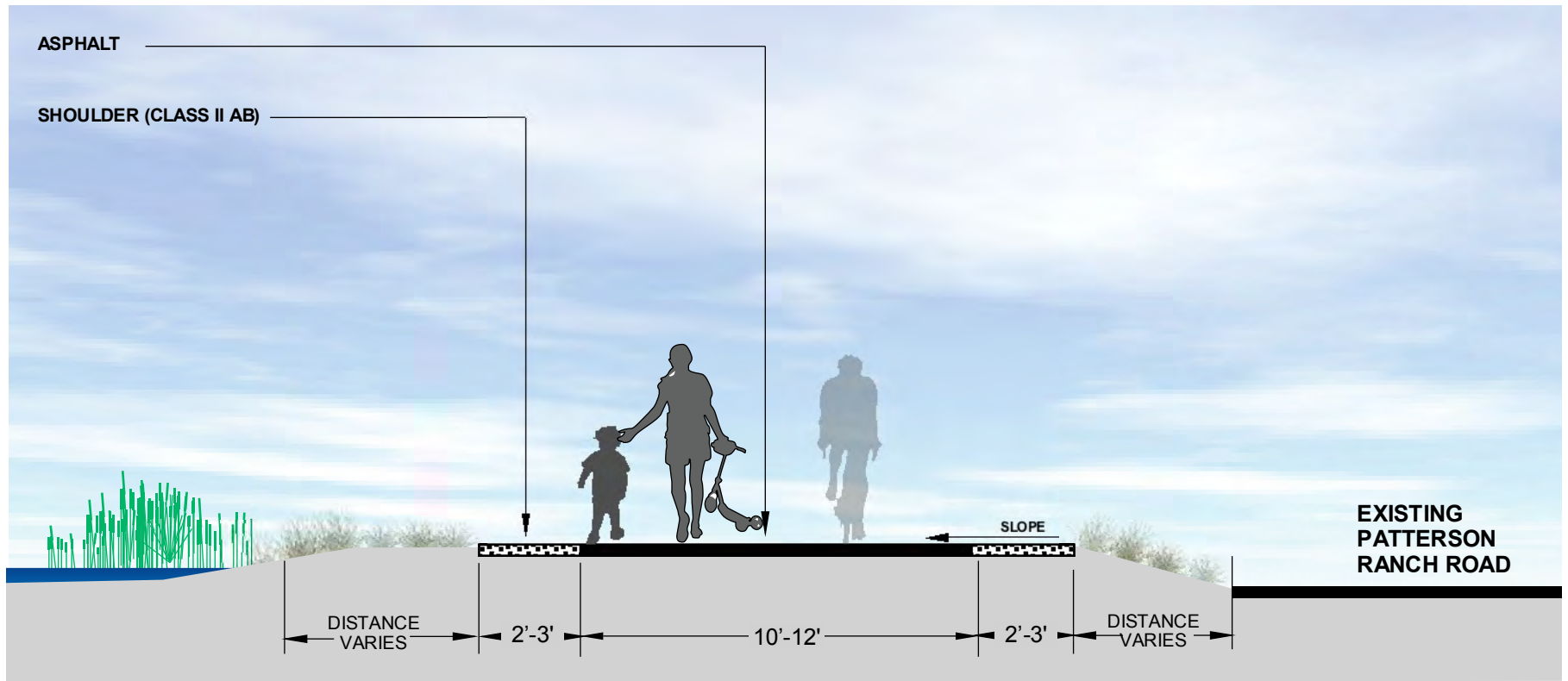


FIGURE 7-5A
SECTION: MULTI-USE BICYCLE AND HIKING TRAIL

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

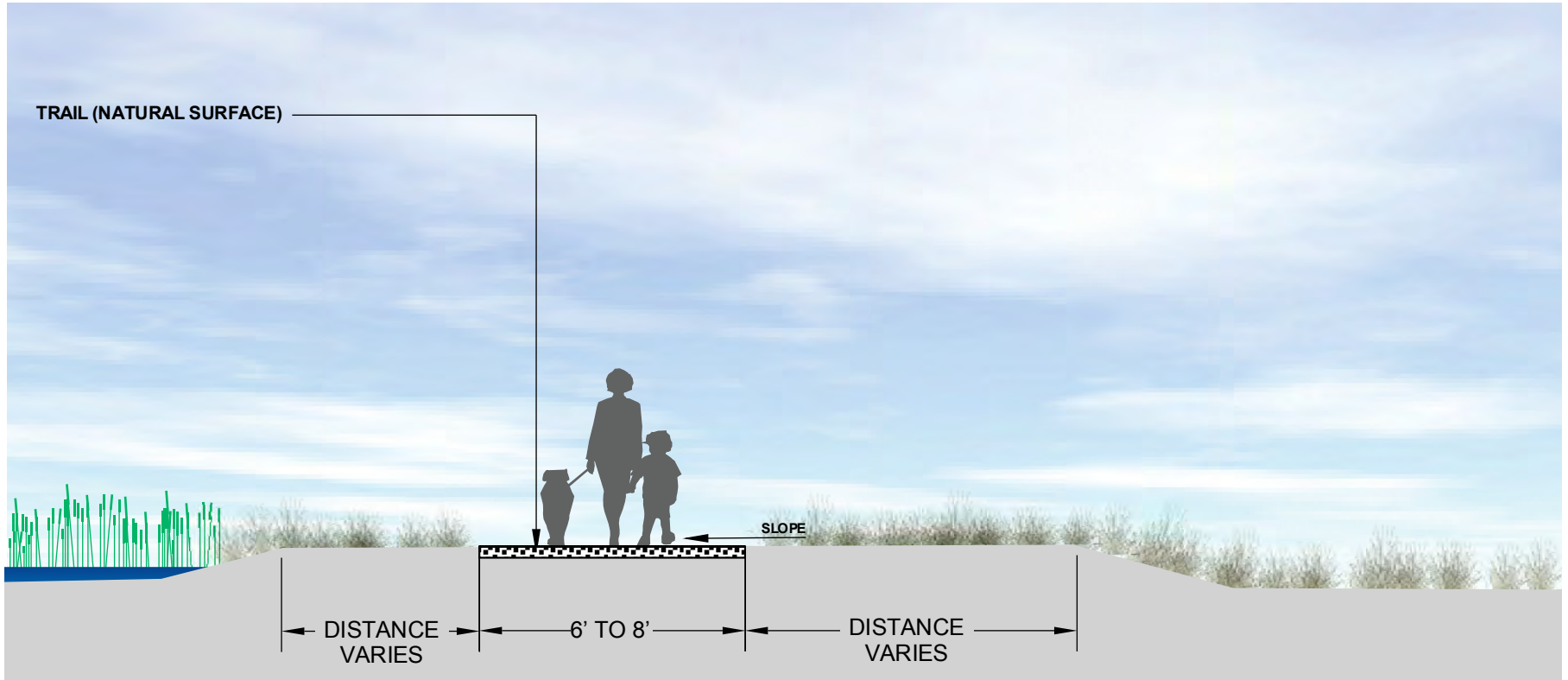


FIGURE 7-5B

SECTION: HIKING TRAIL

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

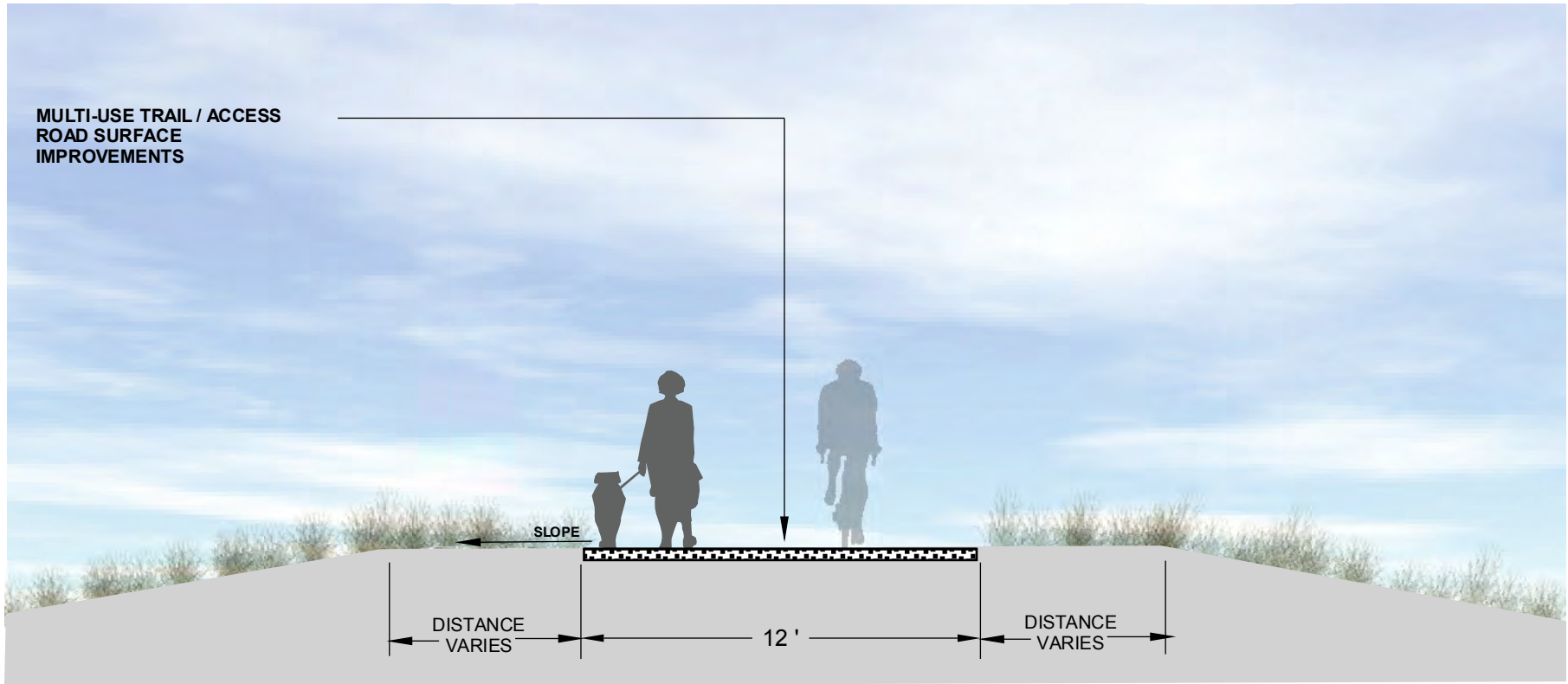


FIGURE 7-5C
SECTION: SOUTHERN WETLANDS
COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

of heavy rain due to soft soils and/or ponded/flooded conditions. Some foot trails in non-wetland areas may be elevated up to 6 to 8 inches above grade with aggregate base or gravel, and constructed with small diameter culverts or other drainage crossing structures, such as puncheon footbridges, or drainage lenses. Pedestrian-only trails are planned within the more sensitive portions of the Natural Units. The Patterson Slough Lookout Trail may be located on an existing dirt farm road with the wildlife observation platform located in the former and now demolished farm worker housing area, as shown on **Figure 7-4, Trail Plan**. **Figure 7-5D** shows the envisioned wildlife observation platforms. Some trails including the Patterson Slough Lookout Trail and the Tule Lookout Trail may be subject to seasonal closure.

Table 7-3: Trail Summary

Working Trail Name and Key Attributes	Multi-Use Trail (miles)	Foot Trail (miles)
Willows Trail, including minor repair and elevation		0.05 (existing)
Crandall Creek Trail		0.05 (existing)
Oak Trail	0.35	0.20 ^{*1}
Patterson Slough Trail	0.20	
Patterson Slough Lookout Trail		0.15
Tuibun Trail	0.40 (relocated)	
Tuibun Visitor Center Trail improvements, including widening and elevation	1.1 (existing) ^{*2}	
Harvest Way Trail	0.32	
Tule Loop Trail, including connection to new Dumbarton Quarry by the Bay Campground	1.49	
Ardenwood Creek Connector, including 80' pedestrian/vehicular bridge	0.27	
Tule Lookout Trail	0.30	
Total	3.33^{*2}	0.45

^{*1} Oak Spur shown on Draft LUPA deleted in Final per direction of Park District Board of Directors & Resolution 2019-09-225.

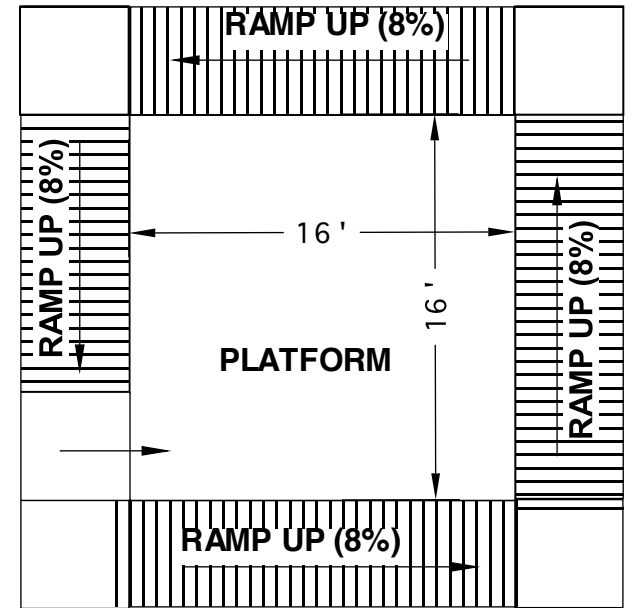
^{*2} Total does not include 1.1 miles of proposed Tuibun Trail improvement west of the Park Expansion Project Area.





ELEVATION

Scale 0 5' 10'



PLAN

Scale 0 5' 10'

FIGURE 7-5D
OBSERVATION PLATFORM
 COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

The multi-use trails should be fully improved with a 10-foot to 12-foot paved width, designed for all weather use, fully accessible and compliant with Americans with Disabilities Act (ADA). They could have 2- to 3-foot-wide soft, stabilized fine-aggregate or gravel shoulders on both sides of the pathway. The maintenance access roads in the Southern Wetlands Natural Unit would require minimal public access improvements, such as gravel surfacing, signage, and benches. Bicyclists will be permitted on these multi-use trails. Some sections of the Southern Wetland Natural Unit may be paved with asphalt concrete where regional trail connections pass through the area.

The planned trails include approximately 0.4 miles of new natural surface hiking trails, and approximately 3.5 miles of new multi-use trails. Approximately 1 mile of improvements to the existing Tuibun Trail west of the Project Area, and approximately 0.2 miles of existing foot paths requiring minor maintenance and repair are also included in the Project.

The planned trail system includes connections to the San Francisco Bay Trail along Ardenwood Boulevard and Paseo Padre Parkway, a new connection to the existing Crandall Creek Trail (along the south side of the Alameda Creek Flood Control Channel), improving the Tuibun Trail to the Visitor Center and providing a link to camping opportunities at the future Dumbarton Quarry by the Bay Campground. This is the Dumbarton Quarry site, located near and west of the southern end of the Project site. The Trail Plan would also facilitate connections to City of Fremont planned trails, including the Dumbarton Bridge to Quarry Park Trail along Quarry Road, located to the south of the Plan Area. In addition, maintenance access roads in the southern part of the Project Area should be improved to form a loop trail system around the mitigation wetlands and along Ardenwood Creek. This area would also have wildlife observation platforms on a spur near the center of this Unit.

Portions of Patterson Slough would be accessible to Park staff, researchers, occasional visitors on guided tours, and mosquito and vector control technicians. A multi-use trail would be provided on the east side of Patterson Slough, connecting to the Bay Trail along Ardenwood Boulevard. This trail connection should also provide an opportunity to connect the Park to the planned school and community park, located east of the Expansion area.



The existing Tuibun Trail, currently located on the immediate north side of Patterson Ranch Road, would be relocated to the north side of the new parking lot, and repaved or rebuilt in other areas. Since the Tuibun Trail has a substandard trail width and elevation. It experiences seasonal closure due to flooding/ponding. It would be improved to a consistent standard to facilitate increased all season use to the existing Visitor Center, a distance of about 1.1 miles. Fill placement for trail elevation and upgrading in areas adjacent to wetlands along Patterson Ranch Road and the existing Tuibun Trail may require retaining walls or other structures placed at the edge of the existing trail and backfilling within the wall structures to elevate the trail section (see **Figures 7-5E, 7-5F, 7-5G**). Boardwalk segments may be needed in some areas to avoid wetland impacts. These would be designed to clear-span any low, persistently wet areas within or near the existing trail footprint where trail width and elevation improvements cannot be achieved by use of low retaining walls. Helical piers, pin piers, or other innovative foundation structures may also be used to support boardwalk segments and minimize ground disturbance.

Trail Names and Designations. The Park District typically names trails in planning documents and on trail maps given to park visitors. In keeping with Naming Policy [Resolution No. 2004-04-73 (4/20/04)] the new trails, features, areas and facilities are to be named after natural features such as plant and animal life, geographic, topographic or paleontological features, or for cultural features such as archaeological and historic artifacts, historic persons, families or events. Existing historically related names are respected. Proposed trail names are developed using a District naming guidance document with the trail names going through a formal review and approval process consisting of review by the Park District Executive Board, Park Advisory Committee and full East Bay Regional Park District Board of Directors.

- **Oak Trail.** The Oak Trail would be a north-south, multi-use trail located west of and parallel to Paseo Padre Parkway and the SF Bay Trail, and passing through a restored oak savanna. This trail would provide a connection between the existing Tuibun Trail along the north side of Patterson Ranch Road with the SF Bay Trail. The northern segment of the Oak Trail would be a hiking-only trail, connecting with the Crandall Creek Trail to the north.

The proposed trail name holds significance for Ohlones because acorns are a staple Ohlone food that continues to be served in soup, mush, bread, and other forms. Acorn gathering was an annual event for local tribes to come together and celebrate the abundance of oak land habitats.



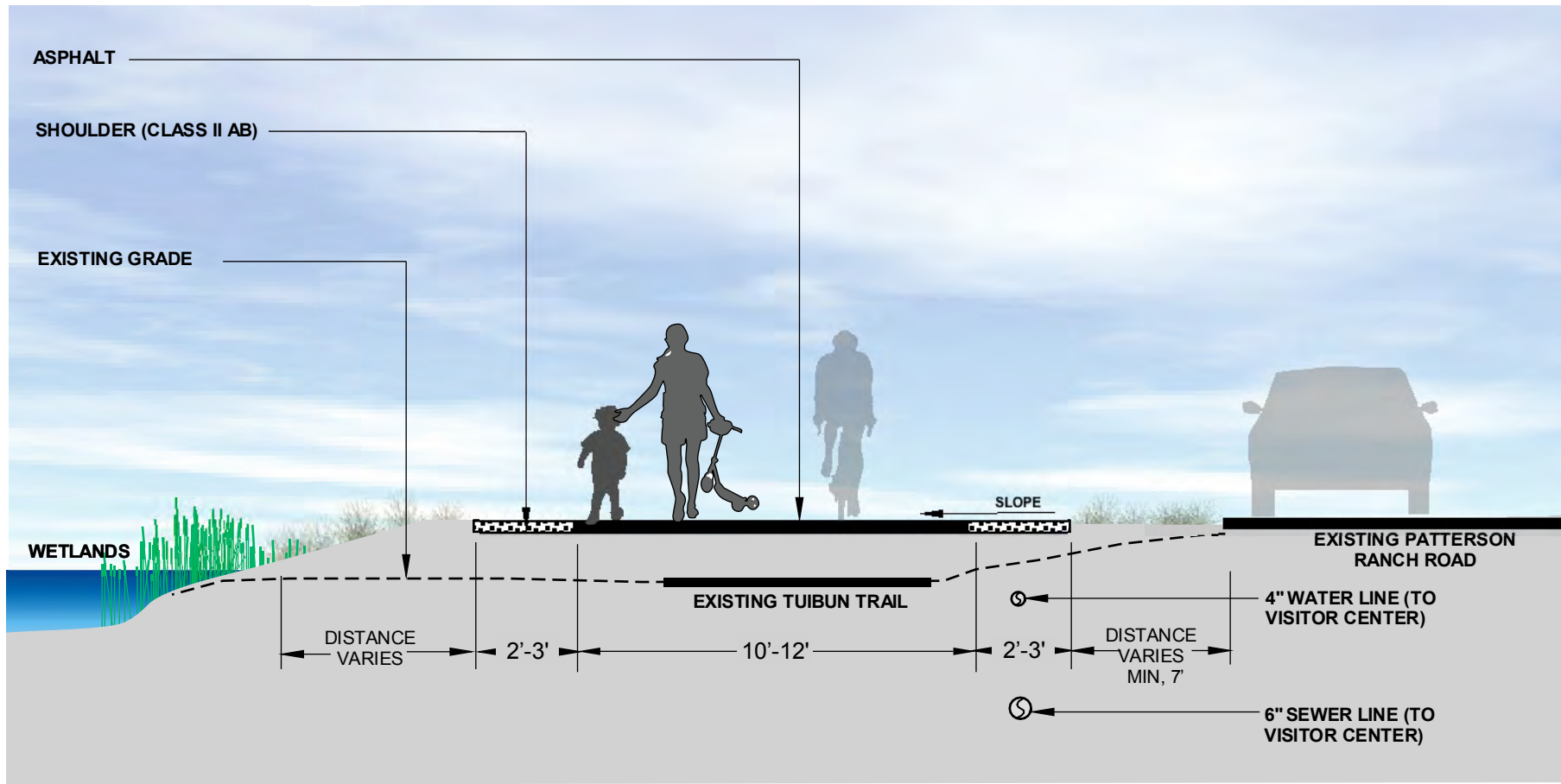


FIGURE 7-5E

SECTION: TUIBUN TRAIL TO VISITOR CENTER

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

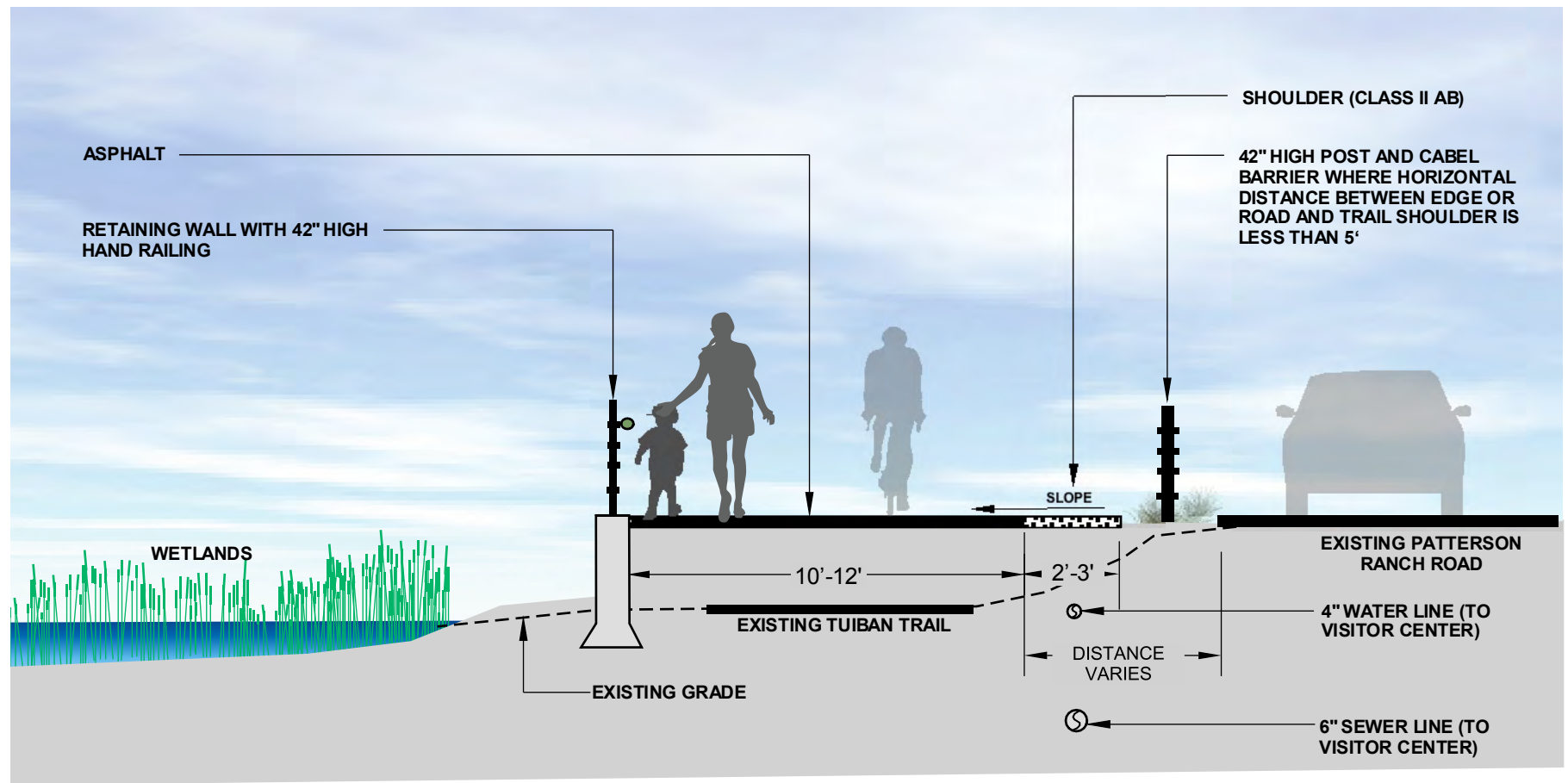


FIGURE 7-5F
SECTION: TUIBUN TRAIL TO VISITOR CENTER
 COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

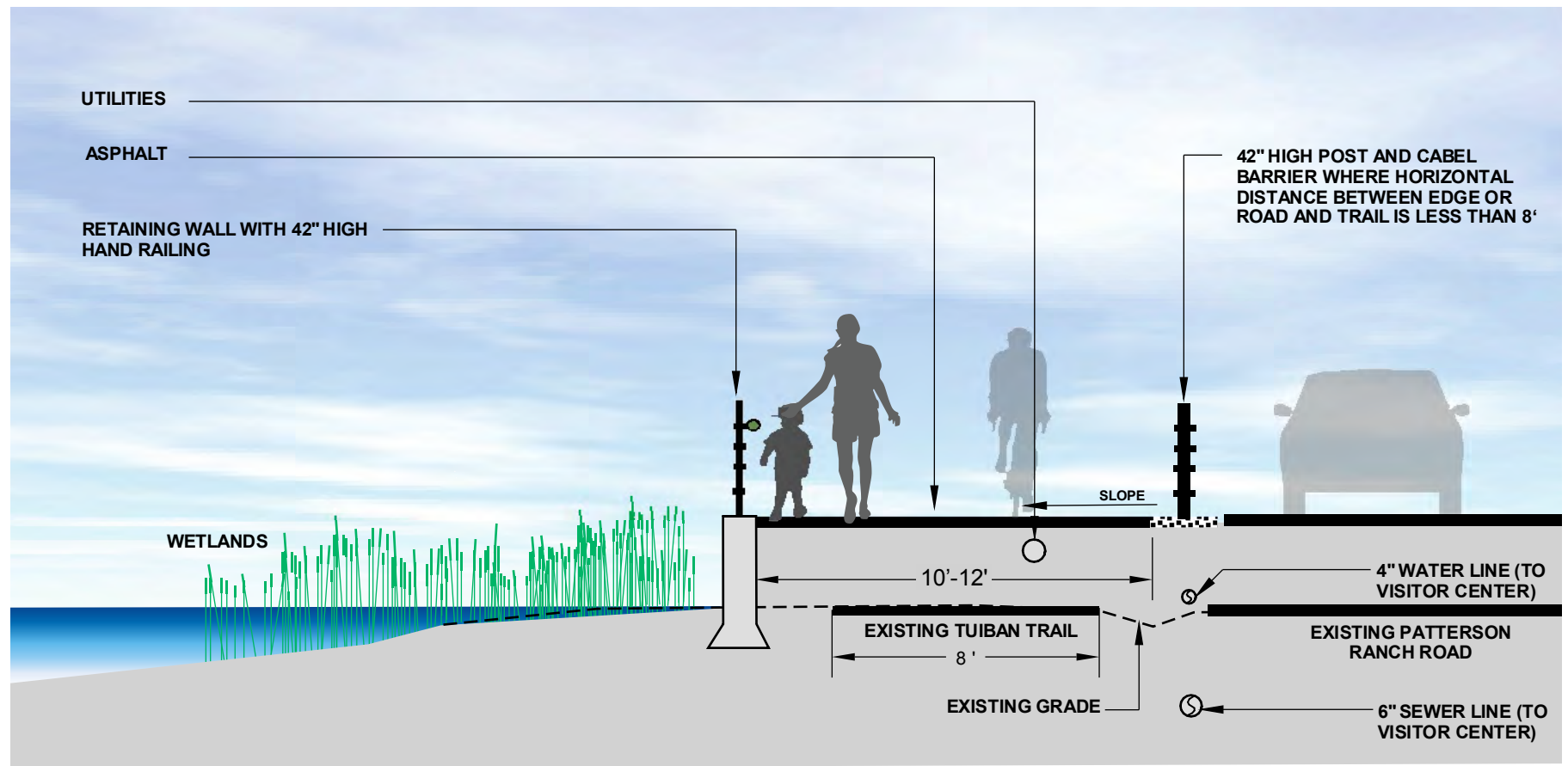


FIGURE 7-5G

SECTION: TUIBAN TRAIL TO VISITOR CENTER

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT

- **Patterson Slough Trail.** The Patterson Slough Trail would provide a new bicycle/pedestrian connection to Ardenwood Boulevard, via an easement between the School parcel and City Park parcel. This multi-use trail would also provide direct access to the SF Bay Trail along Paseo Padre Parkway as well as the future School site and City Park parcels. The trail would connect to a wildlife observation platform on the east side of Patterson Slough. The proposed trail name holds significance because the Patterson Family donated the 296-acre area that comprises the majority of the Project Expansion area.

- **Willows Trail.** The existing Willows Trail crosses through the northwest part of the Patterson Slough Natural Unit, connecting the Crandall Creek Trail with the Chochenyo Trail. The portion of the trail crossing the Slough is on an elevated berm with a culvert. Further to the north where



the trail connects to Crandall Creek, the existing trail passes through a low, wet area, most of which is outside of the Expansion Area project boundary. This area is seasonally closed due to ponding. Minor trail repairs to existing facilities can be made, but more significant repairs and trail reconstruction, such as culvert replacement and substantial trail elevation, would need to be carefully planned and designed to avoid environmental and regulatory review issues, and to make sure the changes do not adversely affect slough hydrology. The trail name represents this area being a remnant of one of the largest historic willow sausals of the eastern San Francisco Bay Area.

- **Crandall Creek Trail.** The existing Crandall Creek Trail provides a connection to the Bay Trail near the Alameda Creek Flood Control Channel

Ardenwood Boulevard Bridge, and also a connection to the south side Alameda Creek Trail at this same location. The Trail is on the south side of a levee along Crandall Creek, which is the namesake for this trail, following the Creek and parallel to Alameda Creek. Most of this existing trail is on ACFCWCD property. A short portion of this Trail touches the Expansion Area's northwest property boundary in a low area that is seasonally closed due to ponding. Further to the west, the Crandall Creek Trail passes on a levee adjacent to the DUST marsh. This levee section failed several years ago, resulting in partial closure of the Trail in this area. Trail reconstruction is planned in the future using a District-wide MOU for maintenance actions. Alternatively, a 100-foot long pedestrian bridge is being considered. This trail name represents Crandall Creek, along which this trail is aligned.

- **Patterson Slough Lookout Trail.** A hiking-only, no dogs allowed trail spur may be constructed along the west side of and parallel to Patterson Slough, beginning near the east side of the parking lot and terminating at a wildlife observation platform. This trail could be located on an existing unpaved farm/maintenance access road that consists of weedy/disturbed upland fill. This proposed trail passes through a culturally sensitive and biologically sensitive area, and would need only minimal improvements, such as gravel surfacing. Only lightweight and small trail construction equipment and hand crews would be used to construct this, and the trail would be constructed under the guidance and observation of biological and cultural resource monitors. The proposed trail name holds significance because the Patterson Family donated the 296-acre area that comprises the majority of the Project Expansion area.

- **Tuibun Trail.** Portions of the existing Tuibun Trail along the north side of Patterson Ranch Road would be relocated to the north side of the new parking lot, elevated and widened as an all-weather, fully accessible multi-use trail. This relocation would reduce automobile/bicycle/pedestrian conflicts at entry points to the parking lot and put the trail on the edge of the restored mixed riparian forest. Other segments of the Tuibun Trail will be rehabilitated in their existing location to current trail standards. This trail name honors the Tuibun Ohlone, the Park's first inhabitants.



- **Tuibun Visitor Center Trail Improvements.** An approximately 1-mile segment of the Tuibun trail between the Park Expansion area and the Visitor Center may need to be elevated and widened to address seasonal trail flooding and to meet current trail standards. These improvements may proceed as a future standalone park improvement project, or as part of the Park Development Plan implementation, concurrent with utility upgrades and elevation of low portions of Patterson Ranch Road.
- **Harvest Way Trail.** The multi-use Harvest Trail would run along the western side of the Expansion area, connecting the Tuibun Trail to the proposed Tule Loop Trail network that borders the south end of the Expansion Area. This trail will provide views to the west of the Coyote Hills and marshes, and to the east of the farm fields. At its starting point at the Tuibun Trail just west of the new parking lot, the trail would cross Patterson Ranch Road with bicycle and pedestrian crossing improvements to be installed.

The proposed trail name represents the traditional gathering – or harvesting – that continues to be a primary way Ohlone remain connected to their ancestral lands. With the juxtaposition of Ohlone cultural resources and agricultural area within the Plan Area, “harvest” helps us think about how humans have interacted with plants/foods differently over time.

- **Tule Loop Trail.** The Tule Loop Trail would provide a multi-use trail opportunity around the Southern Wetlands Natural Unit, joining the existing Burrowing Owl Trail to the south and the proposed Farm Trail to the north. A portion of it would cross Ardenwood Creek via a new pedestrian bridge and run along the west and north sides of the Alameda County Flood Control District mitigation wetlands that are in the Southern Wetlands Natural Unit. This trail loop would

be located on existing and proposed graveled flood control levee access roads. This trail would connect to the Bay Trail along Paseo Padre Parkway, at the southeast end of the Expansion Area.

The proposed trail name represents this important, highly utilitarian resource for Ohlones. Boats, houses, mats, and baskets were all made from this versatile, abundant, and buoyant plant. Traditional gathering practices are said to support healthy tule stands by creating space for new growth, and are a key organism for programs both on Ohlone cultural practices and stewardship.

- **Ardenwood Creek Connector Trail.** This multi-use trail would provide a connection to the San Francisco Bay Trail along Paseo Padre Parkway via use of the flood control maintenance access road on the south side of Ardenwood Creek. In concert with the Tule Loop Trail, it provides additional trail loop opportunities. This proposed trail name represents Ardenwood Creek, along which the trail is aligned.
- **Tule Lookout Trail.** This multi-use point-access trail spur would be located off the Tule Loop Trail in the center of the Southern Wetlands Natural Unit, where it would provide views of restored perennial and seasonal wetlands. Two wildlife viewing platforms are proposed to be located within this area.

The proposed trail name represents this important, highly utilitarian resource for Ohlone people. Boats, houses, mats, and baskets were all made from this versatile, abundant, and buoyant plant. Traditional gathering practices are said to support healthy tule stands by creating space for new growth, and are a key organism for programs both on Ohlone cultural practices and stewardship.

Park District Interpretive and Park Operations staff have been actively working with representatives of the Ohlone people on Chechenyo language translations for the trails and other named park features to



use as part of naturalist programs and on sign posts. These translated names will not replace or supersede Board approved names as used in the Park expansion LUPA or the current LUP. *Working Trail Names* are shown on the Trails Plan.

7.2.3 PICNIC AREA

A picnic area of up to one half acre in size may be developed, with up to twelve tables, barbecue grills, bicycle parking, trash receptacles and accessible use areas would be located near the proposed restroom, drinking fountain and

parking area to serve Park visitors. The picnic area is shown on **Figure 7-3, Parking Concept**. This area could also have interpretive displays, and fencing to delineate the public use area. The proposed picnic area would be located more than 100 feet from the edge of the Patterson Slough riparian corridor. Native landscape naturally-appearing earth mounds would be installed to further screen and buffer picnic areas from the riparian corridor. The picnic area would not include any special accommodations for large groups. No group reservations would be taken. Construction of the picnic area may trigger a conditional use permit from the City of Fremont.

7.2.4 EDUCATION AND INTERPRETIVE FACILITIES

Public access features such as wildlife observation platforms (Figure 7-5D) or overlooks, are planned to be at grade or placed on fill in non-wetland areas, or on elevated decks with ADA compliant ramps. The wildlife observation platforms could use wood or composite materials, be 15 to 25 feet in length and width, and elevated 5 to 8 feet above adjacent grade on surface placed concrete pier blocks or pin piers. This would minimize soil disturbance and potential damage to any below-ground cultural resources. The wildlife observation platforms should be placed a minimum of 100 feet from the edge of Patterson Slough, with installation of fencing and native landscaping to provide physical and visual barriers and screening, in voluntary compliance with the City of Fremont Watercourse (stream) setback protection ordinance.



7.2.5 CULTURAL RESOURCES AND HISTORIC FACILITIES

Construction of public access and visitor-serving facilities would be designed to minimize excavation to the first several inches associated with clearing and grubbing activities. Most facilities, such as the parking lot, restrooms, and multi-use trails would involve fill importation and placement in non-wetland areas. Elevated structures, such as observation platforms, wall footings, and short boardwalk segments along the improved Tuibun Trail would be placed on concrete foundation blocks or pin piers to minimize site and subsurface disturbance.



Trenching for new utility installation and utility upgrades to the Visitor Center, would be to a typical depth of 3 to 4 feet, and a maximum depth of 6 to 7 feet. Most utilities would be located within existing roadway fill. Shallow 1- to 2-foot depressions would be excavated to create seasonal wetlands. Work involving excavation that could potentially impact cultural resources would be carefully conducted under the observation of a qualified Cultural Resources Monitor and, where needed, a representative of the Ohlone people, to avoid or minimize possible disturbance of buried cultural resources, and to initiate appropriate management

actions if buried artifacts or human remains are uncovered. Management actions would be consistent with the Project's approved CEQA document Mitigation and Monitoring Plan, applicable City of Fremont Standard Development Conditions, and other approvals.

There are two structures within the Plan Area that may be eligible for listing on the California Register of Historic Structures: 1) the Farm Labor Contractors residence located immediately adjacent to the upper portion of Patterson Slough, and 2) the Milk House building in the Patterson Ranch Farm Yard area, southwest of the intersection of Patterson Ranch Road and Paseo Padre Parkway. (Please see **Park Development Plan, Figures 7-1A and 7-1B** for historic building locations).



The Farm Labor Contractors residence is in overall fair to poor condition. The framing and foundation are in fair condition, but the exterior siding, roofing, flooring, windows, doors, interior walls and fixtures are in poor to very poor condition. Removal of the Farm Labor Contractors residence is planned because it is located immediately adjacent to willow-lined upper Patterson Slough in an area of high biological and cultural resources sensitivity. Because restoring and rehabilitating, or moving the building by elevating it on blocks and wheels (to relocate it) may result in damages to these resources, this structure would be carefully dismantled and materials salvaged to be available for reuse as an interpretive exhibit, farm stand or other display that reflects the structure's historic context.



The Milk House building is in overall good condition and would be preserved in place. The Milk House building may be evaluated in the future for architectural restoration or adaptive re-use such as a possible farm produce stand or other compatible Park supporting uses. In the interim it would be protected from deterioration and weather damage as part of this Project. For architectural restoration or adaptive re-use, improvements may consist primarily of interior renovation, but also could include installation of utilities such as electricity and domestic water. Improvements to historic buildings should be made consistent with the U.S. Department of the Interior, National Park Service *Historic Preservation Standards and Guidelines*. Farm Yard area improvements in this culturally resource-sensitive area would include 1 to 2 feet of fill placement needed for constructing an approximately 20-car parking area for Farm Stand visitors, fencing to separate the Milk House from the storage and shop buildings that would

continue to be used by the Farm operator and Park District maintenance staff, and landscape and entry area improvements, and a new Park Entry sign. All of the improvements would be constructed and managed consistent with the Project's approved CEQA document Mitigation and Monitoring Plan, applicable City of Fremont Standard Development Conditions, and other approvals.

7.2.6 FENCING

Access-control Rails and Fencing. Many of the Land Use Plan Units currently have 3 ½- to 4- foot high field fencing (8 strand wire) around field perimeters that are a relic from when the area was intensively farmed. Some of the field fences are in fair to poor condition, and will require repair, replacement, or removal in keeping with the Park District's objectives of managing the area for open space and wildlife habitat, recreation, and agriculture. Several types of rails and fencing are planned for management and site safety/security of the Units and their integration into Coyote Hills Regional Park: 1) boundary and fencing, 2) field/deer agricultural fencing, 3) security fencing, and 4) rail fencing.



Access-control Rails. Two- to four-foot wood rails could be used around the parking area to manage vehicular and pedestrian circulation.

Agricultural Fencing. Taller, but visually attractive agricultural fencing is planned for the agricultural fields south of Patterson Ranch Road in the Agricultural Unit. The current farm operator has indicated there is a significant problem with deer browsing and other small mammals causing damage to agricultural crops. Also, during the 1980s, deer feeding on agricultural crops caused a population boom that threatened the ecological balance in the Park. Welded wire or woven wire mesh fencing, typically with 4 inch by 4 inch grids on wood posts and most often placed 8 feet apart, with 6 to 8 feet wire mesh heights is typically used to keep deer out of agricultural fields. This is sometimes called deer or orchard fencing. In some areas the alternative for deer control and for visual appearance reasons is to install 2 parallel lines of four foot field fencing, set 4 to 5 feet apart, providing enough room for mowing. This would require more string trimming along the fence bottoms to control weeds and tall grasses. Both types of fencing or equivalent options may be acceptable fencing within the agricultural unit.

Security Fencing. Six-foot chain link fencing with security wire along the top surrounds the Farm Yard along Paseo Padre Parkway as well as a Union Sanitary District (USD) pump station further south and adjacent to Paseo Padre Parkway. Some of the security fencing may need to be relocated and replaced to isolate the proposed Farm Stand at the Historic Milk Barn and associated small parking area from the metal storage and shop buildings in the Farm Corporate Yard area. Currently this entire area is enclosed by security fencing, and some portions may be replaced with boundary fencing, or other more attractive fencing solutions provided.

Field Fencing. Four-foot chain link fencing or 4-foot galvanized T-post and 4 strand twisted wire field fence could be used along the property line common to the School parcel and City Park parcel near Ardenwood Boulevard, in the Patterson Slough Natural Unit, as well as along or near the edge of Bay Trail along Paseo Padre Parkway within the Historic Patterson Ranch Farm and Farm Yard Agricultural Unit and the Southern Wetlands natural Unit. Similar fencing or wood two-rail fencing may be needed around the parking lot and restroom in the Ranch Road Recreation Unit. The existing field fencing along portions of Patterson Ranch Road can be strategically removed where there is now longer a need to keep park visitors out of some areas, although more sensitive natural areas may continue to require fencing.

7.3 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, and are designated as the Historic Patterson Ranch Farm and Farm Yard Agricultural Unit in the LUPA. Small-scale and local agricultural crop production by a Farm lessee could focus on use of Climate Smart farming practices and may provide local organic produce for sale at the historic Farm Yard. Climate Smart agriculture includes actions such as addition of compost to fields to facilitate carbon sequestration, low levels of tillage, and careful and efficient management of crop residues, fertilizers, organic pesticides, and irrigation water. Some of these uses may be conducted as part of a demonstration or pilot study with an environmental education/interpretive component.



In addition to farming in the Agricultural Unit, mowing for hay production and grazing would be allowable uses in the Patterson Slough, oak savanna and grasslands and the Western Wetlands areas; but not within seasonal wetlands, willow sausal or mixed riparian forest areas.

Two modern metal storage buildings would remain onsite and would continue to be used for supporting agricultural or Park operation-related activities. Other farm use-related improvements proposed for this area may include extension of utilities to serve the complex, including a new 1 1/2-2 " domestic water line to serve the building, sewer, electricity/gas, and construction of a 20-vehicle parking area occupying about 1/3 acre of land, to serve the Farm Stand. Existing fencing may be modified to improve site management and security and enhance the visual character of the area. New deer fencing would also be installed in the agricultural area to minimize deer browse damage.

7.4 SURFACE WATER AND GROUNDWATER MANAGEMENT ACTIVITIES

The Park District should continue to coordinate with its partner local agencies in protecting, monitoring, and managing the surface water and groundwater resources within Coyote Hills Regional Park, including within the Park Expansion area. The partner agencies and areas of cooperative and shared water management responsibility include:

- § Alameda County Flood Control and Water Conservation District (ACFCWCD) – Flood control and water quality management of Line P/Ardenwood Creek and Line K/Crandall Creek
- § Alameda County Water District (ACWD) – Groundwater management, including monitoring and management of shallow zone salinity, and agricultural and habitat restoration irrigation wells
- § Alameda County Mosquito Abatement District (ACMAD) – Management of mosquitoes and other potential disease vectors in ponded areas, especially along and within Patterson Slough and west of the Plan Area
- § Alameda County Environmental Health (ACEH) – Water quality of domestic water wells and onsite wastewater disposal systems regulation
- § Alameda County Resource Conservation District (ACRCD) – Assistance in management of agricultural operations, including soil and water quality issues associated with farming, grazing, and habitat restoration
- § City of Fremont (City) Department of Engineering and Planning – Management of stormwater runoff, grading and erosion control, hazardous materials/waste management, and flood plain regulation

General Project activities include facilitation of access to surface water bodies for monitoring and management, as well as providing continuing access to monitoring wells and irrigation wells, and sharing monitoring information collected by the Park District Staff.

Specific Project activities described in more detail below include:

- § ACFCWCD Phase 1 Flood Control and Wetlands Mitigation Area (WMA) Project
- § Stormwater control facilities, including parking lot bioswales and rain gardens
- § Abandoned well location and destruction
- § Abandoned septic tank location and destruction
- § Low level pesticide residue evaluation and as-needed remediation and removal

7.4.1 SOUTHERN WETLANDS NATURAL UNIT-PHASE 1 FLOOD CONTROL AND MITIGATION PROJECT

The ACFCWCD Project includes constructing a Flood Control and Wetlands/Habitat Mitigation and Public Access component covering approximately 50 acres that is located south of Line P/Ardenwood Creek, within the Southern Wetlands Natural Unit.

The Park District will continue to coordinate this work with ACFCWCD, who is the lead agency responsible for implementation and operation. This work is a continuation of Phase I of the ACFCWCD Flood Control Zone 5 Line P Project. The Line P Phase 1 Project was completed in the fall of 2017. It involved making channel flood flow conveyance improvements (channel widening and deepening to original design grades) to Ardenwood Creek, from upstream beginning at Tupelo Street to approximately 2,200 feet downstream of Paseo Padre Parkway west of the Park Expansion area. Phase 2 of the Project

involves making channel conveyance improvements along Line P through the existing Coyote Hills Regional Park “J-Pond” area, to its outlet at the tide gate discharge culverts in the Alameda Creek south levee, north of the Visitor Center.

The Phase I continuation work involves grading two, 3- to 4-foot-deep off-channel basins that could be connected to Ardenwood Creek via two culvert crossing structures for inlet and outlet flow controls. Each crossing consists of four 48” diameter reinforced concrete pipes, with sluice gate control at one of the four pipe barrels at the outlet structure. The two basins will occupy about 30 acres, as measured at their rim elevations. The basins will serve as temporary floodwater detention structures during periods of high flow in Line P/Ardenwood Creek.

The basins will be planted and seeded using a mix of native seasonal wetlands and emergent marsh species, including species that are saline-alkali tolerant. The created wetlands will provide mitigation credits for other ACFCWCD flood control and channel maintenance projects and operations in Zone 5, including maintenance projects along Alameda Creek. Some of the graded earthen material will be relocated within the 50-acre parcel to create oak savanna uplands, with a riparian planting zone along Ardenwood Creek, and to create elevated areas for flood control/maintenance roads. Some of the excess cut not used on site may be off-hauled to an approved disposal location. The Flood Control and Wetlands Habitat Mitigation project is shown conceptually on **Figures 7-1A and 7-1B, Park Development Plan**.

The maintenance roads within the mitigation area would be available to the Park District and ACFCWCD to improve, maintain, and operate as recreational multi-use trails. This mitigation area would be improved and maintained over an initial 7- to 10-year habitat establishment period, during which it will be available for recreational trail use and operated and managed by the ACFCWCD as a Wetlands / Habitat Mitigation Bank. Following successful establishment and acceptance by the Park District, the area would be turned back over to the Park District for full integration and management as part of Coyote Hills Regional Park. This process is contained in an agreement between the Park District and ACFCWCD.

7.4.2 PROJECT AREA STORMWATER CONTROL FACILITIES

Construction of the Open Use area and 100-car parking lot, restroom, and picnic area facilities in the Ranch Road Recreation Unit would also include the grading of bioswales (broad-bottomed shallow and vegetated drainageways) and rain garden facilities to capture and treat stormwater runoff prior to release to the west side of the Patterson Slough mixed riparian/willow restoration area. Stormwater runoff design and construction work would be completed consistent with City of Fremont Municipal Code section 18.210.110, “Development design requirements (stormwater)”.

7.4.3 DESTRUCTION OF ABANDONED IRRIGATION WELLS

There are eight known or suspected abandoned and non-functioning wells within the Park Expansion area, or immediately adjacent to it. Some of the abandoned wells have no surface infrastructure, such as a standpipe or pump, and are difficult to locate in the field. Their approximate locations are based on ACWD records. The Park District would coordinate with ACWD to confirm the location of abandoned wells, identify any previously unknown abandoned wells, and develop and implement plans to destroy these abandoned wells following applicable ACWD permitting regulations and destruction guidelines. This may involve pulling well pumps and casings and any aboveground stand pipes and grouting the wells closed. No further monitoring or actions are required.

7.4.4 ABANDON AND DESTROY SEPTIC TANKS AND LEACHFIELDS

The historic Contractors Farm House and the now demolished Farm Labor Housing buildings were located in rural, unincorporated Alameda County when they were built. They had septic tanks and leachfield wastewater disposal systems. Per Alameda County Onsite Wastewater Treatment System Code, Section 9, these abandoned systems would be field-located, and if found, destroyed. This may involve removing the septic tank lid, pumping the tank chambers, perforating the tank bottom, and backfilling the tank with pea gravel or drain rock and topsoiling. Leach lines would not be removed unless encountered during project grading. This work would be done under a County-issued permit.

7.4.5 LOW-LEVEL RESIDUAL PESTICIDE CONTAMINATED SOIL REMEDIATION

Portions of the Project Area may contain surface soils with low levels of residual pesticide compounds, which are a relic from when this area was intensively farmed. Based on the results of previous testing, residual levels are such that they do not create a health risk to construction workers, Park staff, Park visitors, or nearby businesses or residences, but could have potential ecological food chain effects through uptake of soil-borne insects in wetland areas. Soil sampling and testing should be completed in areas where new seasonal wetlands are proposed. Depending on the findings, shallow soil excavation and removal, and transport of the soil to an approved facility permitted to accept the soil would be completed. The removed soil may be treated as a non-regulated or non-hazardous waste material.

7.5 UTILITIES

Domestic Water. Currently there is no potable water service to the Project Area. The Visitor Center is served via a 3-inch water line that crosses diagonally from Paseo Padre Parkway in the vicinity of Kaiser Avenue through the fields north of Ardenwood Creek to Patterson Ranch Road in the vicinity of the existing kiosk where it runs up the road to the Center. This system is considered unreliable and under-sized, especially for fire control purposes. The Project Plan calls for a new 6-inch water line from the Alameda County Water District (ACWD) water main along Paseo Padre Parkway, up the north side of Patterson Ranch Road, to the Visitor Center, a distance of about 8,000 linear feet (LF). A new 2- or 3-inch lateral water line would run to a proposed new restroom facility to the north, and to the proposed picnic area, a distance of about 1,500 to 1,600 LF from the Paseo Padre Boulevard point of connection.

A new 1 ½-2-inch potable water line could also be installed within the Farm Yard parking area to serve the existing Milk House building, about 500 - 600 LF.

Irrigation Water. Temporary irrigation, including provision of a temporary irrigation water source and supply, storage, and irrigation distribution system, would be provided as part of the Project to aid in the establishment of native trees and shrubs within the mixed riparian and oak savanna restoration areas. Approximately 6,000 to 8,000 trees may be planted over a three- to five-year period. The planted native trees would require seasonal irrigation during a two- to three-year plant establishment period. Total annual irrigation volumes are estimated to be about 3.0 to 4.0 acre feet of water. Tree planting could be staggered over a 3-year period, so actual annual use may be less than this.

Potential sources of irrigation water that might be used include the existing farm irrigation well in the Historic Patterson Ranch Farm and Farm Yard Agricultural Unit, repairing and using an existing well located in northeast corner of the Patterson Slough Natural Unit, and reclaimed wastewater via a water line running along Ardenwood Boulevard and Paseo Padre Parkway. The existing 3-inch municipal water line located near the Patterson Ranch Road kiosk could also potentially be used for temporary plant establishment irrigation.

Wastewater. The current wastewater system consists of a 4-inch diameter sanitary sewer force main that runs about 8,000 feet along Patterson Ranch Road from the Union Sanitary District (USD) sewer main along Paseo Padre Parkway to the Coyote Hills Regional Park Visitor Center. The wastewater system includes a lift station that is located below the Visitor Center. This wastewater system would be reconstructed within Patterson Ranch Road, upgrading to a 6-inch line with a new pump station.

A new, 2- or 3-inch diameter pressurized wastewater pipeline is planned to be installed parallel and adjacent to the re-constructed force main to serve the restroom building in the Project Area. This is a distance of about 1,400 - 1,500 LF from the USD Paseo Padre Parkway sanitary sewer main. The restroom wastewater system would include a duplex (backup) pump station. The sewer line would also be located within a utility trench compliant with City of Fremont and applicable USD codes and standards near Paseo Padre Boulevard. Since the Park Expansion area is not currently within the USD service area, annexation into the service area would also be needed from the Alameda County Local Agency Formation Commission (LAFCO).

Other Utilities. Other “dry” utilities that may be installed within and above the water line in the joint trench per City code would include: a) 2” gas line, b) two 4” telecommunications conduits, c) 4” electrical conduit, and d) 2” fire signal conduit. These could also run from the vicinity of Paseo Padre to the Visitor Center, with laterals (electric service) to the proposed restroom facility and the Farm Yard.

8. PLAN IMPLEMENTATION



8.1 PLAN IMPLEMENTATION

Retaining and establishing partnerships with other local agencies will be a key to successfully establishing uses envisioned for the Agricultural Unit and Parkland Natural Units. Potential key partner agencies could include:

- City of Fremont
- Alameda County Flood Control and Water Conservation District
- Alameda County Public Works Agency
- Alameda County Transportation Commission
- Alameda County Water District
- Union Sanitary District
- AC Transit Agency
- Alameda County Mosquito Abatement District
- Alameda County Resource Conservation District
- U.C. Co-operative Extension
- East Bay State University
- Don Edwards Wildlife Refuge (US Fish and Wildlife Service)
- Eden Landing Ecological Reserve (California Department of Fish and Wildlife and California Coastal Conservancy)
- San Francisco Bay Trail (Metropolitan Transportation Commission)

This may include seeking input from agencies with subject-matter expertise during preparation of more detailed Plans and Construction Drawings, in seeking partners for grant funding for construction, and sharing information on monitoring results, and restoration, enhancement and management techniques.

8.2 PROJECT COSTS

An Engineer’s Estimate of Probable Construction Costs was developed based on the Project components shown in the Conceptual Plan. Quantity take-offs and unit costs included Project components such as lineal feet of multi-use trail or footpath, square feet of paved entry roads and parking areas, restroom, kiosk, and utilities. The cost estimates also include native tree and shrub planting needed for habitat restoration, and acres of restored grassland habitat requiring placement of clean fill soil and compost, seeding and intensive vegetative management. Typical unit costs were applied to obtain line item costs. The unit costs are based on recent contractor construction project bid results for comparable construction line items, and experience on similar projects. The cost estimate does not include typical ‘soft’ costs for advancing the project, such as project management & administration, construction management, permitting, pre-construction site preparation, design/engineering and environmental compliance. These additional costs can add up to 30% of the construction costs.

Separate construction cost estimates (**Appendix B, Tables B-1 through B-7**) were developed for each of the six Management Units and by Project component. The tables contain a column designating the Project Type (R-Restoration/Enhancement, T-Transportation/Recreation, P-Trails, and C-Climate Change Resiliency). For cost estimating purposes, the Project was assumed to be constructed over a three-year period, a compounded cost escalation of 5% is used in Years 2 and 3. **Table 8-1** presents a summary of estimated costs by year.

Table 8-1: Implementation Plan Cost Estimate Summary

Description	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
Farm Yard & Entry Area	\$955,665	\$325,215	\$504,630	\$192,436	\$1,022,281
Ranch Road Recreation Unit	\$1,789,560	\$1,789,560	\$18,371	\$19,333	\$1,827,264
Patterson Slough Natural Unit	\$2,120,838	\$2,058,316	\$156,331	\$164,538	\$2,379,184
Historic Patterson Ranch Agricultural Unit	\$385,452	\$385,452	\$-	\$-	\$385,452
Western Wetlands Natural Unit	\$402,235	\$-	\$-	\$444,470	\$444,470
Southern Wetlands Natural Unit	\$529,281	\$-	\$-	\$584,856	\$584,856
TOTALS	\$6,183,031	\$4,558,543	\$679,332	\$1,405,632	\$6,643,506

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

Startup and Ongoing Annual Maintenance Costs. Start-up costs include the hiring and training of staff (a Park Ranger to patrol and supervise activities in the Park expansion Plan Area) and the initial purchase of new vehicles and equipment to manage the Park Expansion Area. Based on discussions with the Coyote Hills Park Supervisor, initial start-up costs to fully integrate the park Expansion area into the existing park, once capital improvements have been constructed, and the restoration and enhancement work has been completed are as follows:

<u>Start-up Costs: Annual (2018)</u>	
Park Ranger (fully burdened Full-time Employee)	\$115,000
Small pick-up truck*	\$36,500
Light weight four-wheel ORV	\$14,500
Misc. supplies and equipment	<u>\$2,000</u>
Subtotal:	\$168,000
15% Contingency:	\$25,200
Total:	\$193,200
<u>Annual Maintenance Costs</u>	
Roads/Trail; 4 miles at \$5,000/mile	\$20,000
Vegetation management; 120 acres at \$100/acre	\$12,000
Fencing, signage, site furnishings-repair/replacement	\$15,000
Vehicle fuel and maintenance	\$3,000
Misc. allowance	<u>\$5,000</u>
Subtotal:	\$55,000
15% Contingency:	\$8,250
Total:	\$63,250
*Includes lumber rack, trailer hitch, side tool box, 2 way radio	

8.3 IMPLEMENTATION SCHEDULE AND PROJECT PHASING

Project components are envisioned to be constructed/implemented in several phases as funding and Project delivery capacity allow. Landscape planting, plant establishment and maintenance and vegetation management would occur each year. The initial focus will be on the Park entry area, signage, landscaping and trail development, and habitat restoration in the Patterson Slough Natural Unit.

The recommended Project phasing for construction purposes is shown below for illustrative purposes. Project phasing will depend on capital project priorities set by the Park District Board of Directors, available funding, and as noted above, Project delivery capacity. Careful consideration should be given to project elements included in project phases. As a general guideline to ensure logical buildout of the park and to maximize grant funding eligibility, each phase should include both public access and habitat restoration elements.

Phase 1

- 1a. *Early Year 1 (as permitting/funding allows, and assuming 90 working days available)*
 - Patterson Slough Natural Unit
 - Monitor and maintain test plantings of willows and riparian trees
 - Install climate change adaptation weather station, soil and water monitoring network to continue baseline data collection for climate change adaptation.
- 1b. *Mid-Late Year 1 (120 working days)*
 - Ranch Road Recreational Unit
 - Kiosk, restroom, picnic area, bus turnaround and parking, utilities, 100-car parking lot, field fencing, open-use area

- Tuibun Trail relocation
 - Patterson Slough Natural Unit
 - Initial oak savanna, riparian, and willow planting (also in Years 2 and 3)
 - Soil and compost placement and native grass seeding, focused on zone along parking lot
 - Vegetation management (both east and west side of Slough in Years 1, 2, and 3)
 - Patterson and Crandall Connector Trail(s) construction
 - East and West Slough Trials and wildlife observation platform, Tuibun wildlife platform near parking lot
 - Disassemble Contractors House; safely store salvaged wood
 - Historic Patterson Ranch Agricultural Unit
 - Farm Yard 20-car parking area
 - Utility stub-outs
 - Entry area clean-up, fencing and landscaping, signage
- 1c. *Late Year 1 to Early Year 2*
(as permitting/funding allows, and assuming 90 working days available)
- Ranch Road Recreational Unit
 - Landscape planting, fencing maintenance – Entry area
 - Interpretive signs and program
 - Patterson Slough Natural Unit
 - Restoration planting and seeding, east and west side of Slough
 - Continue vegetation management
 - Trail signage, trail maintenance
 - Connection to SF Bay Trail

Phase 2

- 2a. *Year 2 and Year 3 Initial Work*
(as permitting/funding allows, and assuming 90 working days available)
- Ranch Road Recreational Unit
 - Patterson Ranch Road – Paseo Padre Parkway intersection improvements (with City of Fremont)
 - Consider constructing Farm Stand using Contractor House salvage materials
 - Western Wetlands Natural Unit
 - Rough in-trail system for use as construction access (not open to public)
 - Seasonal wetlands enhancement, including grading
 - Soil/compost placement and grasslands seeding of non-wetlands areas
 - Cottonwood and willow planting – uplands
 - Patterson Slough Natural Unit
 - Irrigation and maintenance of planted trees
 - Vegetation management
 - All Areas
 - Continue to maintain/monitor weather station and monitoring network
- 2b. *Year 2 and Year 3 Follow-up Work*
- Western Wetlands Natural Unit
 - Irrigation and maintenance of planted trees
 - Vegetation management
 - Patterson Slough Natural Unit
 - Irrigation and maintenance of planted trees
 - Vegetation management

Phase 3

3a. Year 3

- Southern Wetlands Natural Unit
 - Construct Marsh View Loop Trail and Bridge, Ardenwood Creek Connector Trail, and Wetlands View Spur Trail and wildlife observation platform in coordination with ACFCWCD. This work would be completed after construction of flood control facilities.
- Western Wetlands Natural Unit
 - Construct Farm Trail
 - Irrigation and maintenance of planted trees
 - Vegetation management
 - Seasonal wetlands maintenance
- Patterson Slough Natural Unit
 - Irrigation and maintenance of planted trees
 - Vegetation management
- Ranch Road Recreational Unit
 - Considered adaptive management and reuse of historic Milk House building
- All Areas
 - Continue to maintain/monitor weather station and monitoring network

9. RECOMMENDED RULES, REGULATIONS AND SPECIAL DESIGNATIONS



All current Park District-wide and Coyote Hills Regional Park-specific rules and regulations will apply to the Park Expansion area. These include the following prohibited activities: hunting and fishing, drone flying, camping, smoking and campfires/open fires (no facilities provided), and picnicking or barbecuing outside of designated areas where facilities are provided. Hours of Park operation are dawn to dusk. In addition to the above, the following provide additional clarification on recommended animal/pet restrictions and public access restrictions.

9.1 ANIMALS-PET RESTRICTIONS

Current District Rules and Regulations on domestic animals in the adjacent Coyote Hills Regional Park, including dogs on/off leash rules per Ordinance 38 Chapter VIII, Section 801 (Animals-Pet Restrictions), would apply to the Park Expansion area. The current rules require that dogs be on leash in developed areas, including along roads, in parking lots and picnic areas, on lawn or recreation areas, and along multi-use trails. The Ordinance allows dogs to be off leash (leash optional) in undeveloped or open areas, provided the animal is clearly in voice control and does not harm, harass, chase, or threaten wildlife, or display threatening behavior to humans or other animals. Dogs are currently not allowed in marsh or wetland areas, including the marshes at the adjacent Coyote Hills Regional Park, or in other areas where signage restricts their presence.

For purposes of extending and enforcing this Ordinance and protecting resources, the following would apply to the Park Expansion area.

1. Designate that all enhanced and restored seasonal wetlands, marshes, streams and water bodies, and all areas of existing and restored willow thicket and mixed riparian forest along and adjacent to Patterson Slough in the Patterson Slough Natural Unit, be considered as "marsh" and be "prohibited for entry by dogs," whether on leash or not.
2. Fence and/or sign such "dog prohibited" areas.

For all other areas within the Park Expansion area, including the Western Wetlands and Southern Wetlands Natural Units, require that dogs be on leash (leash rules apply). There would be no leash optional open areas.

9.2 SPECIAL PROTECTION AREAS AND PUBLIC ACCESS RESTRICTIONS



Special Protection Areas are designated by the Board in Ordinance 38, Chapter VIII, Section 810 to preserve and protect cultural and natural resources. The proposed willow sausal and mixed riparian forest and seasonal wetlands restoration areas adjacent to Patterson Slough in the Patterson Slough Natural Unit (including both existing willow and mixed riparian areas, and proposed willow sausal restoration areas) would be designated as a Special Protection Area. Public access would be precluded from this area by use of signage and/or fencing, or dense native landscape plantings.

Access would be allowed by Park District staff, approved research scientists, habitat restoration and maintenance personnel, grazing contractors, and other approved agency staff such as ACFCWCD, ACWD, and (ACMAD).

For the enhanced grassland and oak savanna areas within the Patterson Slough Natural Unit, and all areas within the Western Wetlands and Southern Wetlands Natural Units, public access, including hiking and bicycling would be restricted to designated trails and overlook areas. These areas would be appropriately signed and fenced, as needed.

10. OPERATIONS AND MANAGEMENT



Operations include such activities as routine patrol and incident response, maintenance of buildings and parking areas, including the new kiosk and restroom, minor repair of fencing, signage, and site furnishings, trail, roadway, and parking area pavement management, and landscape plantings and vegetation management including weed control and fire fuels control. Trash collection, removal of illegal dumps, encampments and vandalism repair are also important functions of park staff.

10.1 INTERIM USE AND MANAGEMENT

Implementation of all components of the LUPA and Park Development Plan will take place over multiple years as funding and capital development resources become available. In the interim, land in the project area will continue to be operated and managed for site security, resource protection and enhancement, and agricultural and park operations. The project area may also be used for pre-construction site preparation activities such as:

- Soil import/export, placement and stockpiling to provide topography and meet drainage requirements for project elements.
- Vector and weed control, including the use of managed grazing, controlled burns and mowing.
- Closure of septic leach field and abandoned water wells.
- Dismantling of Contractors Residence at Patterson Slough Natural Unit.
- Small pilot projects will also continue to provide data that informs and validates different planting and weed control methods prior to scaling up larger habitat restoration actions.
- Onsite native plant nursery at an already disturbed area for propagating planting materials for habitat restoration activities.
- Maintenance, construction and park visitor temporary staging in upland disturbed areas as phases of the project are built out.
- Development of water infrastructure for agriculture and habitat restoration.

10.1.1 PATTERSON SLOUGH NATURAL UNIT

Vector and weed control and fire fuels management, including use of grazing, will continue for an indefinite period, as this area transitions from ruderal fields to mixed riparian, oak savanna, and



enhanced seasonal wetlands and managed grasslands. The Patterson Slough riparian corridor will continue to be protected as a sensitive biological resource.

Soil and groundwater monitoring activities for climate change database development and adaptive management use will continue with increased observation points and instrumentation.

The existing Tuibun Trail and Crandall Creek Trail will continue to be open to the public during the interim plan phase-

in period. The Park District will continue to use these trails and other existing maintenance roads for routine patrol and incident and emergency response during the interim period.

10.1.2 WESTERN WETLANDS NATURAL UNIT

Similar to the Patterson Slough Natural Unit, the Western Wetlands will continue to be managed for vector control and invasive weed and fire fuels reduction. Incident and emergency response will continue, along with routine maintenance of access roads and fencing. Cottonwood and willow thicket pole planting may be an early restoration activity in this unit.

10.1.3 RANCH ROAD RECREATION UNIT

Improvement of the open-use area to facilitate staging for materials and equipment for habitat management and restoration activities could be one of the earliest implementation activities in this unit, along with development of a temporary irrigation water source and improvement of existing maintenance access roads to serve as future trails. Existing fencing would be maintained and adjusted as needed for site security and resource management.

The open use area may be used as an interim parking area if project phasing results in the removal and restoration of the 60-car informal parking lot along the Paseo Padre Parkway frontage prior to the completion of the planned 100 car parking lot at the Ranch Road Recreation Unit. Following this interim use, the area used for temporary parking will be graded and restored to a grassy open use area as envisioned with the Park Development Plan.

10.1.4 HISTORIC PATTERSON RANCH FARM AND FARM YARD AGRICULTURAL UNIT



In this unit, the existing 60-car parking lot and metal buildings will continue to be used and maintained for agricultural and park operations. Fencing will continue to be maintained and adjusted as needed for site security and resource protection. Climate Smart farming practices may be gradually phased in during the interim period, in coordination with a farm area tenant.

10.1.5 SOUTHERN WETLAND NATURAL UNIT

Public access trails and wildlife overlooks will be developed concurrently with the ACFCWCD and WCD flood control facilities. Prior to the development of these improvements, weed control and fire fuels management activities would continue as an interim use in this area, along with grazing and maintenance and adjustment of fencing for site security and resource protection.

10.2 PUBLIC SERVICES

10.2.1 POLICE

Police Services for the Coyote Hills Park Expansion area should continue to be addressed by maintaining the currently strong cooperative initial response effort, and coordination between the City of Fremont Police Department and the Park District Police Department.

10.2.2 FIRE AND RESCUE

Maintain the existing cooperative agreements for fire fighting and search and rescue with the City of Fremont Fire Department and the Alameda County Fire Department and extend the agreements to include the Park Expansion area.

Continue to manage vegetation and fire fuels using a combination of timely mowing, grazing and potentially prescribed fire.

Coordinate with the City of Fremont and Fremont Unified School District in their development of adjacent properties along Ardenwood Boulevard. Include concepts such as appropriate buffer areas, fencing and landscaping to protect the Park against wildfire, trespass, and vandalism, but also allow the users of these facilities access to the Park as a learning and recreational resource. Coordinate site runoff, drainage and stormwater management needs to protect Patterson Slough.

Work with the City of Fremont to require any development adjoining the Park Expansion area to build and maintain appropriate buffers, fencing, landscaping and emergency access roads to protect Park resources.

10.3 ROAD AND TRAIL MAINTENANCE

New road and trail construction, and the maintenance and repair of new and existing facilities are essential for trail users, Park maintenance staff, public safety vehicles and emergency responders. Roads and trails also provide access for resource management, including mosquito control, vegetation and pest management, as well as access to utilities and monitoring wells, emergency response and fire suppression. Substandard or deteriorated road and trail conditions should be identified each year by Park District staff, and repaired as needed. Maintaining existing roads and trails, and construction of new facilities involves the following activities: clearing, grading, (primarily fill import and placement), paving or re-paving and pavement repair and patching, replacement of existing small culverts in same size and location, upland drainage improvements, shoulder work, and minor re-alignment.

10.4 HABITAT MANAGEMENT

An important wildlife habitat objective is managing and enhancing oak savanna and grassland areas that provide foraging habitat for the numerous Special Status birds that utilize these areas, including birds of prey. Improving conditions for native grasses in existing grasslands and establishing proposed oak savanna areas are beneficial to their management, along with better managing the abundant grass biomass. These vegetation management actions also have benefits in fire control and improved visual appearance of the landscape.



Management of oak savanna and grassland habitat to benefit wildlife would include grazing and mowing. The recommended approach is to mow prior to ground nesting season (typically before March 15) and then again, if necessary, in the summer after nesting season. This mowing approach would, over time, and mixed with restoration seeding and planting, and a well thought-out and managed grazing plan using sheep or goats, will help reduce the amount of weedy plant species in the grasslands and improve the proportion of desirable grasses and forbs. This action may

be combined with limited herbicide application to control perennial weeds with extensive root systems and further reduce the amount of invasive weeds present in some areas. The best approach to management of the restored grasslands and oak savanna would be determined during more detailed project planning and specifications development prior to implementation. This would include field trials of various restoration techniques prior to full scale and phased implementation.

This will also help determine the type of mowing equipment to be used and the setting height of the mowing deck. Depending on the area, time of year, and seasonal rainfall distribution, surveys for ground nesting birds may be needed prior to mowing.

Flood Irrigation. Another avian habitat enhancement feature includes active management of the western low lying seasonal wetlands by light flood irrigation once or twice during the long dry season (late summer to fall) with ponded fresh water.

Tree Planting. Other project wildlife management actions include establishing additional bird roosting areas, and improving nesting and foraging areas. This would be accomplished through the extensive mixed riparian forest willow sausal restoration planting envisioned. An open stand of cottonwood and willow trees occurs west of the Plan Area, associated with seasonal and emergent marsh wetlands. Additional cottonwood trees would be planted in the seasonal wetlands along the west side of the project, both north and south of Patterson Ranch Road; these, along with trees in the proposed oak savanna, would also provide roosting and nesting habitat.

10.4.2 WETLAND MANAGEMENT

Management of wet and ponded areas for mosquito and vector control is a critically important element of the Pest Management Plan. This is performed by the Alameda County Mosquito Abatement District (ACMAD). The existing and proposed new trail network would facilitate management access. The native tree and shrub planting program would be developed in cooperation with ACMAD and may involve leaving equipment access planting gaps to especially wet areas, and selecting tree and shrub species that are more open and tree forming in critical management areas.

10.4.3 VEGETATION AND PEST MANAGEMENT

The Park District currently implements wildland vegetation and pest management activities at Coyote Hills Regional Park to reduce wildfire hazards, to control the spread of invasive and non-native vegetation, and to promote native plant and animal diversity. The Park District also utilizes pest management activities to prevent pests, such as insects, animals, and plant pathogens from causing harm to natural resources as well as to prevent and minimize unacceptable public safety, health, aesthetic, economic, and structural damage.

Vegetation Management. Among the non-native and invasive vegetation to be managed in the Project Area are fennel, pepper weed, mustard, thistle, bristly ox-tongue, stinkwort, Harding grass, pampas grass and tall wheatgrass.

All vegetation and pest management activities would be conducted in compliance with applicable State and Federal rules and regulations, and consistent with the latest versions of the Park District's "Wildland Management Policies and Guidelines", "Pest Management Policies and Guidelines", and the Park District's "Integrated Pest Management Program" or IPM. The IPM provides a comprehensive methodology for evaluating animal and plant pest problems, selecting the appropriate and best treatment from among a suite of non-chemical and chemical alternatives, and conducting the prescribed treatments safely for applicators, the visiting public, and the environment.

Grazing. In addition to selective mowing of intensively managed areas, controlled and monitored goat and sheep grazing is used as the main control of vegetation over large areas. This is because of its practicality and compatibility with maintaining overall biological diversity. These current activities at Coyote Hills Regional Park would be similarly employed to maintain vegetation and promote biodiversity within the Plan Area.

Controlled Burning. The Park District also occasionally uses prescribed or controlled burning, and more often, mechanical, biological and chemical treatment methods as additional or secondary ways to control and manage vegetation, especially for smaller areas, or areas near public roads and other infrastructure. The Park District would continue to modify and improve on its vegetation and pest management activities at Coyote Hills Regional Park, and integrate the Project Area into the overall Park Vegetation, Fire Fuels, and Pest Management Program.

Animal Pests. The animal pests that the Park District currently manages include red fox, feral cats, raccoons, ground squirrels, and deer. In particular there is a problem with an over-abundance of deer, causing damage to agricultural crops. Non-native fish, bullfrogs and non-native crayfish may become an increasing problem in Patterson Slough. They occur in other aquatic areas of the Regional Park. The Park Expansion area would be managed in accordance with District policies and procedures.

11. REPORT PREPARATION

This LUPA for Coyote Hills Regional Park was prepared by Chris Barton, Environmental Programs Manager, under the direction of Robert Doyle, District General Manager, and Brian Holt, Chief of Planning, East Bay Regional Park District.

The following **East Bay Regional Park District** Project Team provided assistance:

- Karla Cuero, Project Coordinator
- Jim Devlin, Architect
- Sean Dougan, Trails Development Manager
- Sonja Gomez, Supervising Naturalist
- Mona Koh, Community Relations Manager
- Jeff Manley, Parkland Unit Manager
- David Mason, Public Information Supervisor
- Tiffany Margulici, Grants Manager
- Mary Mattingly, Administrative Manager
- Matt McDonald, Park Supervisor
- Tlaloc Medina, Acting Park Supervisor
- Michael Reeves, Chief of Land Acquisition
- David "Doc Quack" Riensche, Wildlife Biologist
- Gretchen Rose, Patrol Watch Commander
- Rachel Stater, Assistant District Counsel

Technical consultants on the Project Team were:

- **Questa Engineering Corporation** - Consultant Team Lead, Civil Engineering, Geology & Hydrology, Landscape Architecture and Planning
- **2M Associates**- Graphics and Landscape Architecture
- **Michael Kent & Associates**- Environmental Planning
- **Parisi Transportation Consulting**- Transportation & Traffic Engineering
- **Basin Research Associates**- Cultural Resources
- **Samuel McGinnis, PhD**- Wildlife Biology
- **Jane Valerius Environmental Consulting**- Plant Ecology and Wetlands
- **Brad Olson**- Biological Resources and Restoration Consultation
- **Go Native Inc.**- Restoration Design & Habitat Management

The following contributed to the development of this LUPA:

City of Fremont:

- Kristie Wheeler, Planning Manager
- Bill Roth, Project Manager

Alameda County Public Works Agency:

- Kwablah Attiogbe, Environmental and Clean Water Program

Alameda County Resource Conservation District:

- Susan Ellsworth, Food Systems Specialist
- Ian Howell, Resource Conservationist

Alameda County Water District:

- Michelle Myers, Groundwater Resource Manager

J. E. Perry Farms:

- Joseph Perry, Organic Farmer

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APPENDIX A

PUBLIC OUTREACH AND PARTICIPATION PLAN

Public Outreach and Participation Plan
Coyote Hills Restoration & Public Access Project



Project Contacts

Chris Barton

cbarton@ebparks.org

Karla Cuero

kcuero@ebparks.org

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TABLE OF CONTENTS

Section	Page
1 INTRODUCTION	1
1.1 Purpose of the Outreach/Participation Plan	1
1.2 Outreach/Participation Process and the District Master Plan	1
1.3 Goals and Principles.....	2
1.4 Policy Framework	2
1.5 Synchronization of Outreach with Project Milestones.....	3
2 PUBLIC OUTREACH AND PARTICIPATION PROGRAM	3
2.1 Engagement Tools	3
2.2 Stage 1: Project Initiation	4
2.3 Stage 2: Program Formulation-Concepts and Schematic Designs.....	4
2.4 Stage 3: Draft Land Use Plan Amendment and Evaluation of Environmental Effects.....	5
2.5 Stage 4: Adoption-Land Use Plan Amendment and Final Environmental Documentation.....	5

Figures:

Table 1.0: Coyote Hills Restoration and Public Access Project - Public Outreach and Participation Plan Summary

Table 1.1: Coyote Hills Restoration and Public Access Project Policy Framework

1 INTRODUCTION

This Public Outreach and Participation Plan (Plan) summarizes strategies to engage the public and interested parties in the preparation of the Land Use Plan Amendment (LUPA) and development plans to improve the eastern expansion of Coyote Hills Regional Park (Project). In 2014, the East Bay Regional Park District (District) received a donation of a 296-acre parcel (Patterson Ranch) bordering much of the eastern boundary of Coyote Hills, expanding the park eastward to Paseo Padre Parkway. This site presents opportunities for improving public access and restoring habitat. Goals and guiding principles for public engagement and outreach are described below, followed by a summary of specific outreach methods that may be used during the planning process. The major phases and outreach opportunities are illustrated in the Public Outreach and Participation Plan Summary, Table 1.0.

1.1 PURPOSE OF THE OUTREACH/PARTICIPATION PLAN

The purpose of the outreach strategies and activities presented in this Plan is to provide local communities, residents, stakeholders, interested parties, and other affected agencies and/or individuals with opportunities to participate in planning and development of the project and the evaluation of associated environmental issues. A goal of this outreach plan, while offering numerous opportunities for different interested parties to be involved, is to focus review in ways that emphasize the site-specific planning perspective associated with the project, and allow all participants the opportunity to efficiently understand what others have said.

1.2 OUTREACH/PARTICIPATION PLAN AND THE DISTRICT MASTER PLAN

This Public Outreach and Participation Plan draws on critical public participation components of the 2013 District Master Plan. The Master Plan defines the overall mission and vision for the District, and has helped guide the development of this Plan. Key policies in the Master Plan that have been incorporated include:

- **Key Elements of the Planning Process (KEP):**
 - **KEP1:** The District will notify the public about the publication of plans, including proposed design of major new facilities, and the scheduled times for public review and comment. The Board will schedule plan review sessions in the geographic locale of interested communities and will conduct other public outreach efforts as needed to fully communicate the goals of the plan and to accept review and comment from interested individuals.
 - **KEP2:** All District planning documents will be developed and approved in compliance with the California Environmental Quality Act (CEQA) and when appropriate, the National Environmental Policy Act (NEPA).
- **Public Service (PS):**
 - **PS5:** All meetings of the Board of Directors and its committees will be open to the public and conducted in full compliance of the Ralph M. Brown Act. The District will use the public meeting process to receive and evaluate public comment and will properly notify newspapers of general circulation in the area of its meetings. The

District will communicate with neighbors and community groups and will conduct informational meetings with interested groups as needed to clarify District programs and activities. Where appropriate, the District will mail notices of its meetings to interested park users and adjacent landowners.

- **PS6:** The District will provide public information services to encourage public use of the parklands and to communicate about the purposes of the District, the environmental value of parklands, program offerings and meeting schedules.

1.3 GOALS AND PRINCIPLES

The goals of outreach and public participation are to: (1) raise awareness of the Project planning and development process that is underway; (2) educate the public and other organizations about the Project and policy framework guiding project development; (3) provide opportunities for input throughout the various stages of planning and development; (4) provide opportunities for stakeholders to participate in the decision-making dialogue in planning and formulating the Project; and (5) provide a public process that complies with the California Environmental Quality Act (CEQA). The rationale for each of these goals includes the following principles:

- *Awareness* – Stakeholders must be aware of the planning process before they can participate.
- *Education* – Stakeholders must be educated and knowledgeable about the project, planning process, policy framework and constraints before they can participate effectively.
- *Input* – Stakeholders’ knowledge and perspectives help the planning team verify or expand on available information.
- *Decision-making* – Many opportunities are provided for stakeholders to engage in the decision-making process.
- *Open and public process* – Define a clear process by which the public can be involved, review, and comment on the Project.

1.4 POLICY FRAMEWORK

The project must be consistent with adopted goals and policies of the District, and applicable laws and regulations. A key to successfully engaging the public in developing a project is to provide this framework early in the planning process and to educate and explain how the framework applies to issues that arise throughout the process. The policy framework for the project is found in Table 1.1.

1.5 SYNCHRONIZATION OF OUTREACH WITH PROJECT MILESTONES

The District is committed to listening and responding to the community's input at each step in the process. As project information becomes available, it will be made available for download on the District's website, and public workshops and meetings will be held to allow participants to provide input and feedback. This input and feedback will be used to guide planning and development of the Project.

2 PUBLIC OUTREACH AND ENGAGEMENT PROGRAM

This section includes a brief description of each tool that the District plans to use as part of the outreach and engagement program.

2.1 ENGAGEMENT TOOLS

Project Website

District staff will develop a page on the District's website dedicated to the LUPA and environmental documentation processes. Interested parties will be able view project documents and updates, and find contact information to send comments and suggestions. The website address is: <http://www.ebparks.org/about/planning#patterson>

- **Target dates:** Website currently launched for the public and available throughout the planning process.

Newsletters/Brochures

At each stage of the process, the planning team will prepare and distribute newsletters or brochures to update the public and interested stakeholders on important Project developments. Newsletters will be posted on the Project website and distributed to identified stakeholders and community members.

- **Target dates:** ongoing/as-needed

Social Media

The District may consider the use of an online collaboration tool, such as social media sites like Facebook and/or Twitter that would allow for similar interactions and presentations as those that would be available at in-person meetings and events. Social media content may include advising followers of outreach activities, posting of outreach materials, and posting of articles related to Project planning. If used, this would provide an interactive interface linked from the Project website so that individuals could view and comment on information from any device with access to the internet.

- **Target dates:** ongoing/as-needed

2.2 STAGE 1: PROJECT INITIATION

Project initiation work tasks include completing technical studies, and an existing conditions and constraints and opportunities report. The District will engage stakeholder groups early in the process, and will hold a meeting with the City of Fremont, District Board Executive Committee, as well as a public workshop to involve constituents and interested parties. These project initiation meetings will focus on opportunities and constraints, policy framework and initial project considerations and issues. These meetings will create a foundation upon which the public will be involved with the Project, focusing on the Awareness, Education, and Input goals and principles of this outreach plan, noted in section 1.3.

During the project initiation period, the District will research to identify potential stakeholders and compile a project contact list from existing resources. The notification list will be used as a means to notify interested parties of upcoming events and of postings of new materials on the District's Project website. Persons will be added to the list throughout the community outreach process, upon request.

- **Target dates for meetings:**
 - City of Fremont Meeting: complete
 - District Board Executive Meeting #1: July 6, 2017
 - Public Workshop #1: August 14, 2017
 - Stakeholder Meetings: Summer 2017/as-needed

2.3 STAGE 2: PROGRAM FORMULATION - CONCEPTS AND SCHEMATIC DESIGNS

At the Program Formulation stage, the Project team will take feedback from Stage 1 and produce three schematic design concepts that offer a range of potential habitat and public access improvements that satisfy project goals and objectives and are within the policy framework. These schematic designs will help facilitate discussion and input on what will become the project description which the EBPRD Board of Directors will consider adopting for the project. Key issues such as the balance of public access, habitat restoration, park amenities, land use, scale of improvements will be decided in this process so public participation is crucial at this stage. The District will make concepts and schematic designs publicly available and hold meetings to present the designs and seek input.

- **Target dates for meetings:**
 - District Board Executive Meeting #2: Fall 2017

- Public Workshop #2: Fall 2017
- Stakeholder Meetings: Fall 2017/as-needed
- Board of Directors Meeting: Winter 2017

2.4 STAGE 3: PUBLIC REVIEW DRAFT LAND USE PLAN AMENDMENT AND DESIGN DEVELOPMENT

Input from the Project Formulation stage will be used to draft LUPA and development plans. Project meetings will update stakeholders and other members of the public on the draft LUPA as well as discuss the environmental effects of the project.

- **Target dates for meetings**
 - CEQA Notice of Preparation of Focused EIR/Scoping Meeting: Spring/Summer 2018
 - 30-Day comment period
 - CEQA Notice of Completion of Draft EIR: Spring 2019
 - 45-Day EIR review/comment period
 - Park Advisory Committee (PAC): Spring 2019
 - Board Executive Committee: Spring 2019

2.5 STAGE 4: ADOPTION - FINAL LAND USE PLAN AMENDMENT AND FINAL ENVIRONMENTAL DOCUMENTATION

Input from stages 1, 2, and 3 will be communicated to the EBRPD Board of Directors meeting, with a focus on explaining key aspects of the proposed LUPA, the public access and habitat improvement plans, as well as the Project's potential environmental effects. At this stage the Board of Directors will review and consider the environmental effects of the project and may adopt environmental documents (CEQA) and associated mitigation measures and approve a development project to proceed to detailed design, permitting and construction.

Target dates for meetings:

- District Board of Directors (public meeting): Summer 2019



**Table 1.0: Coyote Hills Restoration and Public Access Project
Public Outreach and Participation Plan Summary**

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
STAGE 1: PROJECT INITIATION (~8 Months)				
District Board Executive Committee Meeting #1; (Public Meeting) July 6, 2017, 12:30pm EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA	<ul style="list-style-type: none"> Update on project status Seek input on project outreach and engagement plan Inform on project issues or findings Share findings of Existing Conditions, Opportunities and Constraints Report Seek input to help identify initial program considerations and inform Stage 2 concepts and schematic designs 	<ul style="list-style-type: none"> Presentation Executive Committee discussion Public comment Executive Committee Input 	<ul style="list-style-type: none"> Staff Report Agenda Presentation Slides Meeting Minutes (for web posting) 	<ul style="list-style-type: none"> Board Exec standard agenda and meeting notification
Workshop #1 (Public Meeting) Date: August 14, 2017, 7-9pm Fremont Main Library 2400 Stevenson Boulevard	<ul style="list-style-type: none"> Promote awareness of the project Introduce the project Educate on the planning and development process and relevant project issues Share and explain findings of Existing Conditions, Opportunities and Constraints Analysis Seek input to help identify initial program considerations and inform Stage 2 concepts and schematic designs 	<ul style="list-style-type: none"> Presentation Facilitated discussion Break-out groups (if over 15 in attendance) 	<ul style="list-style-type: none"> Agenda / sign-in sheets PowerPoint presentation Program questionnaire Comment cards and Program Questionnaire (electronic and paper) Meeting comment summary (for web posting) 	<ul style="list-style-type: none"> Press release Social Media EBRPD website posting Email or USPS notification (project mailing list) Physical Posting (Onsite and In-park)
Other Stakeholders Stage 1 Date: Summer 2017/as-needed (e.g. City of Fremont, Alameda County Flood Control, Regulators, Farm Tenant, Native American Tribes, Neighboring property owners, etc.)	<ul style="list-style-type: none"> Promote awareness of the project Introduce the project Educate on EBRPD's mission Inform of relevant project issues and challenges Share findings of Opportunities And Constraints Analysis Coordinate activities Seek input on regulatory constraints or other stakeholder concerns to help identify initial program considerations to inform Stage 2 concepts and schematic designs 	<ul style="list-style-type: none"> Facilitated discussions Written Correspondence 	<ul style="list-style-type: none"> Agendas Meeting summaries 	<ul style="list-style-type: none"> Staff to Staff Staff to Stakeholder(s)



**Table 1.0: Coyote Hills Restoration and Public Access Project
Public Outreach and Participation Plan Summary**

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
STAGE 2: PROGRAM FORMULATION - CONCEPTS AND SCHEMATIC DESIGNS (~4 Months)				
District Board Executive Committee Meeting #2 (Public Meeting) Date/Time: Fall 2017 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA	<ul style="list-style-type: none"> Update on project status Communicate substantive input from Stage 1 Share and explain development concept alternatives. Seek input on the 3 development concept alternatives to inform the site program to be included in the draft land use plan. 	<ul style="list-style-type: none"> Presentation Executive Committee discussion Public comment Executive Committee Input 	<ul style="list-style-type: none"> Staff Report Agenda Presentation Slides Meeting Minutes (for web posting) 	<ul style="list-style-type: none"> Social Media EBRPD website posting Email or USPS notification (project mailing list) Physical Posting (Onsite and In-park)
Workshop #2 (Public Meeting) Date: Fall 2017 7:00 pm Fremont Main Library 2400 Stevenson Boulevard	<ul style="list-style-type: none"> Update on project status Communicate substantive input from Stage 1 Share and explain development concept alternatives. Seek input on the 3 development concept alternatives to inform the site program to be included in the Stage 3 draft land use plan amendment. 	<ul style="list-style-type: none"> Presentation Facilitated discussion 	<ul style="list-style-type: none"> Agenda / sign-in sheets Preliminary plan summary / graphics package PowerPoint presentation Concept summary Comment cards and Program Questionnaire (electronic and paper) Meeting comment summary (for web posting) 	<ul style="list-style-type: none"> Press release Social Media EBRPD website posting Email or USPS notification (project mailing list) Physical Posting (Onsite and In-park)
Other Stakeholders Stage 2 Date: Fall 2017/as-needed (e.g. City of Fremont, Alameda County Flood Control, Regulators, Farm	<ul style="list-style-type: none"> Promote awareness of the project Inform of relevant project issues and challenges Share and explain development concepts Seek input on regulatory constraints or other stakeholder concerns to help identify initial program considerations to inform Stage 3 draft land use plan amendment. Seek input on 3 development concept alternatives Coordinate activities 	<ul style="list-style-type: none"> Facilitated discussions 	<ul style="list-style-type: none"> Agendas Meeting summaries 	<ul style="list-style-type: none"> Staff to Staff Staff to Stakeholder(s)



**Table 1.0: Coyote Hills Restoration and Public Access Project
Public Outreach and Participation Plan Summary**

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
Tenant, Native American Tribes, Neighboring property owners, etc.)				
Board of Directors (Public Meeting) Date: Winter 2017 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA	<ul style="list-style-type: none"> • Project update and status • Communicate substantive input from Stages 1 and 2 • Review draft site program and project description. • Seek input on draft site program and project description to inform draft land use plan amendment, public access and habitat improvement plans and related environmental effects (CEQA) 	<ul style="list-style-type: none"> • Presentation • Board of Directors discussion • Public comment • Executive Committee Input 	<ul style="list-style-type: none"> • Staff Report • Agenda • Presentation Slides • Meeting Minutes (for web posting) 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)
STAGE 3: DRAFT LAND USE PLAN AMENDMENT AND EVALUATION OF ENVIRONMENTAL EFFECTS (Assume Focused EIR for Historic Structures) (~12 Months)				
CEQA Notice of Preparation of Focused EIR and Scoping Meeting (Public Meeting) Date: Spring/Summer 2018 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA	<ul style="list-style-type: none"> • Promote awareness of the project • Introduce the project • Inform of probable environmental effects of the project • Seek input on the scope of the CEQA document to be developed to evaluate the potential environmental effects of the project. • Comply with statutory requirements and CEQA guidelines. 	<ul style="list-style-type: none"> • Formal public notice (statutory requirement) • Written and verbal scoping comments • Scoping Meeting -Presentation -Facilitated discussion 	<ul style="list-style-type: none"> • 30-Day Scoping Comment Period • CEQA Scoping Meeting 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)
CEQA Notice of Completion of Draft EIR, Public Review/Comment Period Date: Spring 2019	<ul style="list-style-type: none"> • Promote awareness of the project • Introduce the project • Inform the public and decision-makers with detailed information about a project's environmental effects, ways to minimize the project's significant environmental effects, and reasonable alternatives to the project. • Seek input on the environmental effects of the project. • Comply with statutory requirements and CEQA guidelines. 	<ul style="list-style-type: none"> • Focused EIR • Formal Public Review and Comment Period (Statutory Requirement) 	<ul style="list-style-type: none"> • 45-Day EIR review/comment period 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)



**Table 1.0: Coyote Hills Restoration and Public Access Project
Public Outreach and Participation Plan Summary**

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
<p>District Park Advisory Committee Meeting (Public Meeting)</p> <p>Date: Spring 2019 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA</p>	<ul style="list-style-type: none"> • Project introduction and status • Communicate substantive input from Stages 1 and 2 • Review and explain key aspects of the proposed land use plan amendment and public access and habitat improvement plans. • Communicate and explain the project’s potential environmental effects, avoidance, minimization and mitigation. • Seek input on draft land use plan amendment and environmental effects to inform the final land use plan amendment and public access and habitat improvement plans. 	<ul style="list-style-type: none"> • Presentation • Facilitated Committee discussion 	<ul style="list-style-type: none"> • Agenda • Preliminary plan summary / graphics package • Presentation slides • Meeting summary (for web posting) 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)
<p>District Board Executive Committee Meeting #3 (Optional Public Meeting – during public review comment period for Draft Focused EIR)</p> <p>Date: Spring 2019 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA</p>	<ul style="list-style-type: none"> • Update on project status • Communicate substantive input from Stages 1 and 2 and District Parks Advisory Commission • Review and explain key aspects of the proposed land use plan amendment and public access and habitat improvement plans. • Communicate and explain the project’s potential environmental effects, avoidance, minimization and mitigation. • Seek input on draft land use plan amendment and environmental effects to inform the final land use plan amendment and public access and habitat improvement plans. • Hear and consider public comment on the Draft Focused EIR. <p>Seek Decision/Recommendation for LUPA and Draft Focused EIR to proceed to the District Board of Directors for evaluation, consideration and action.</p>	<ul style="list-style-type: none"> • Presentation • Executive Committee Discussion • Focused public comment on environmental issues • Committee Recommendation 	<ul style="list-style-type: none"> • Agenda • Draft Focused EIR • Web postings (EBRPD and City of Fremont) • Presentation Slides 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)



**Table 1.0: Coyote Hills Restoration and Public Access Project
Public Outreach and Participation Plan Summary**

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
STAGE 4: ADOPTION - LAND USE PLAN AMENDMENT AND FINAL ENVIRONMENTAL DOCUMENTATION (~1 Month)				
District Board of Directors (Public Meeting) Date: Summer 2019 EBRPD Headquarters 2950 Peralta Oaks Court, Oakland CA	<ul style="list-style-type: none"> • Communicate substantive input from stages 1, 2 and 3 • Review and explain key aspects of the proposed land use plan amendment and public access and habitat improvement plans. • Communicate and explain the project’s potential environmental effects, avoidance, minimization and mitigation. • Review and consider potential environmental effects, mitigation measures and comments. • Certify Final Focused EIR and Approve Project (Land Use Plan Amendment and Public Access and Restoration Development Plan) 	<ul style="list-style-type: none"> • Presentation • Board discussion • Public hearing • Board action 	<ul style="list-style-type: none"> • Agenda • Board Report and Resolution • Final Focused EIR and associated documents • Presentation Slides 	<ul style="list-style-type: none"> • Social Media • EBRPD website posting • Email or USPS notification (project mailing list) • Physical Posting (Onsite and In-park)

Approximate time = 30 Months (January 2017 – July 2019); 9 public meetings; 2 formal written comment/review periods

This summary provides an overview of tentatively anticipated meetings. The number and types of meetings are subject to change to meet project and public outreach needs.

Rev 2.28.19



**Coyote Hills Restoration and Public Access Project
Policy Framework**

Adopted goals and policies of the District will guide project goals and objectives and identification and evaluation of opportunities and constraints. Related plans and applicable laws and regulations will also be considered. This table is formatted to quickly reference goals, policies, laws and regulations to help guide the planning process.

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
1. East Bay Regional Park District Master Plan		
Resource Management (RM) RM1: Climate change is expected to affect (District) resources in various ways. Changes in the ranges of various species, increased potential for wildfires and pests are anticipated with this change in the weather. In a manner consistent with the desire to “conserve and enhance” its resources, the District must closely track the impact of this phenomenon and if necessary, act to relocate or protect in-situ resources that are being degraded or potentially lost by this change.	RES PA UAG	1-10
RM1b: The District will specifically track and monitor the effects of Climate Change on its resources, interceding when necessary to relocate or protect in-situ resources that are being degraded or lost by this shift in the environment	RES PA UAG	1-10
Natural Resource Management (NRM) NRM1: The District will maintain, manage, conserve, enhance and restore park wildland resources to protect essential plant and animal habitat within viable, sustainable, ecosystems.	RES UAG	1-10
NRM1b: To help mitigate the effects of climate change, the District will endeavor to conserve and connect habitat for native species through its acquisition and planning processes.	RES	1-4, 6-10
NRM4: The District will identify, evaluate, conserve, enhance, and restore rare, threatened, endangered or locally important species of plants and animals and their habitats using scientific research, field experience and other proven methodologies. Populations of listed species will be monitored through periodic observations of their condition, size, habitat, reproduction and distribution. Conservation of rare, threatened and endangered species of plants and animals and their supporting habitats will take precedence over other activities, if the District determines that the other uses and activities would have a significant adverse effect on those natural resources.	RES UAG	1-10
NRM5: The District will maintain and manage vegetation to conserve, enhance and restore natural plant communities, to preserve and protect populations of rare, threatened, endangered, and sensitive plant species and their habitats; and where possible to protect their biodiversity and to achieve a high representation of native plants and animals.	RES UAG	1-10
NRM7: The District will manage agricultural sites and cultivated areas in accordance with appropriate agricultural or landscaping practices and Integrated Pest Management (IPM) methods to control noxious weed infestations, broom and other invasive, non-native shrubs and to eventually replace these invasive plants with desirable native species.	RES UAG	3, 4, 5
NRM8: The District will conserve, enhance and restore biological resources to promote naturally functioning ecosystems. Conservation efforts may involve using managed conservation grazing in accordance with District’s Wildland Management Policies and Guidelines, prescribed burning, mechanical treatments, Integrated Pest Management and/or habitat protection and restoration. Restoration activities may involve the removal of invasive plants and animals, or the reintroduction of native or naturalized species, adapted to or representative of a given site.	RES UAG	1-10

Goals: RES=Restoration Goal PA= Public Access UAG= Urban Agriculture Goal

Objectives: 1=Wetland 2=Upland Habitat 3=Wildlife 4=Protected Species 5=Weed Control
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Policy	Project Goal	Project Objective
NRM9: The District will conserve and protect native animal species and enhance their habitats to maintain viable wildlife populations within balanced ecosystems. Non-native and feral animals will be managed to minimize conflicts with native wildlife species. The District will cooperate on a regular basis with other public and private land managers, and recognized wildlife management experts to address wildlife management issues on a regional scale.	RES UAG	1-10
NRM12: The District will manage riparian and other wetland environments and their buffer zones to preserve and enhance the natural and beneficial values of these important resources and to prevent the destruction, loss, or degradation of habitat. The District will participate in the preservation, restoration and management of riparian and wetland areas of regional significance, and will not initiate any action that could result in a net decrease in park wetlands.	RES	1-10
NRM12b: The District will engage in watershed management planning and practices that will address the shifts in habitat ranges caused by climate change through the preservation and enhancement of streams and wetland areas.	RES	1-5, 10
Cultural Resource Management (CRM) CRM1: The District will manage, conserve, and when practical restore parkland cultural and historic resources and sites; to preserve the heritage of the people who occupied this land before the District was established; and continue to encourage the cultural traditions associated with the land today.	PA UAG	9
CRM6: The District will accommodate request by Native Americans, ranching or farming communities and other groups to help maintain and use cultural sites and to plan an active role in their preservation and interpretation.	PA UAG	6-10
Providing Parking and Encouraging Green Transportation (PA) Ch. 3 Pg. 55: The District encourages access and use of the regional park system by providing parking and trailheads at convenient locations. The District also makes every effort to coordinate its park entrances and trailheads consistent with public transit routes including bus and BART stations.	PA	6, 7, 8
PA4: The District will provide access to parklands and trails to suit the level of expected use. Where feasible, the District will provide alternatives to parking on or use of neighborhood streets. The District will continue to advocate and support service to the regional park system by public transit.	PA	6, 7, 8
PA5: The District will cooperate with local and regional planning efforts to create more walkable and bikeable communities, and coordinate park access opportunities with local trails and bike paths developed by other agencies to promote green transportation access to the Regional Parks and Trails.	PA	6, 7, 8
PA7: The District will evaluate and monitor the compliance level of access routes from public transit stops into the parks and encourage local agencies to make the improvements necessary to provide compliant accessibility to the parks.	PA	6, 7, 8
Recreational Facilities and Areas (RFA) Ch. 3 Pg. 63: Trails. The District has more than 1,200 miles of trails, including regional trails that connect parklands and provide access to local communities. Some trails are designated for hiking, biking or equestrian use, while others accommodate multiple uses. The District also provides special trail improvements, such as boardwalks in situations that warrant this level of access. In recent years, the demand for trails close to home has increased dramatically and trail use has been on the rise for every purpose from basic transportation to healthful outdoor exercise.	PA	6-10

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Policy Framework**

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Policy	Project Goal	Project Objective
RFA2: The District will provide a diverse system of non-motorized trails to accommodate a variety of recreational users including hikers, joggers, people with dogs, bicyclists and equestrians. Both wide and narrow trails will be designed and designated to accommodate wither single or multiple users based on locations, recreational intensity, environmental and safety considerations. The District will focus on appropriate trail planning and design, signage and trail user education to promote safety and minimize conflicts between users.	PA	6-10
RFA3: The District will continue to add narrow trails designated as both single-and multi-use for hikers, equestrians, people with dogs and bike riders throughout the system of regional parklands.	PA	6-10
RFA4: The District will expand its unpaved multi-use trail system as additional acreage and new parks are added. The District will continue to provide multi-use trails to link parks and to provide access to park visitor destinations.	PA	6-10
RFA5: The District will continue to plan for and expand the system of paved, multi-use regional trails connecting parklands and major population centers.	PA	6-10
Ch 3 Pg. 65: Picnic Areas. The District is the primary source for group and family picnic sites in the East Bay with 134 reservable group picnic sites. In addition, informal picnicking on lawns and in meadows is a popular pastime for park users. Demand for family and group picnic areas is increasing.	PA	6-10
RFA6: The District will continue to develop group and family picnic facilities throughout the parks system and will continue to improve the reservation system.	PA	6-10
Key Elements of the Planning Process (KEP) Ch 4 Pg. 77: The District’s planning efforts involve: A fundamental commitment to public participation and informed review; Compliance with applicable laws; Protection of resources in balance with public use objectives; Protection of open space; On-going liaison with other jurisdictions.	RES PA UAG	1-10
KEP3: The District will identify the important resources in parklands and develop recommendations for protecting them. The park planning process will consider the needs of potential park users along with resource protection recommendations to minimize the impact to identified resources or if necessary, to mitigate for this impact.	RES PA UAG	1-10
Resource Management and Land Use Planning: PRPT12: To protect park resources while providing for regional recreational use and access, the District will prepare plans (Land Use Plans or System-wide Plans) that describe: The various levels of resource protection and recreational intensity in the parks. Development projects and land management strategies for trails and parks. Planning efforts will include consideration of proposals from the public. Historical information about the parks. The District will strive to create and maintain up-to-date information about each of its parks. Significant changes or amendments to adopted plans will require further public comment and Board action.	RES PA UAG	1-10

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Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
PRPT13: Land Use Plans will identify future resource management strategies and recreational use for entire parks and establish appropriate Land Use Designations. The District will continue to prepare Land Use Plans for new parks and will amend existing Land Use Plans as needed to accommodate growth and change.	RES PA UAG	1-10
PRPT19: The District will establish unit designations (Natural Units, Recreation/ Staging Units) and Special Features (Special Protection Features and Special Management Features) in a LUP or a System-wide Plan and will identify these units in appropriate planning documents.	RES PA UAG	1-10
PRPT20: Natural, open space, or wildland areas with lower intensity recreational uses and facilities (primarily trails) will be designated as Natural Units. Natural Units will generally comprise the majority of parkland acreage, except in Regional Recreation Areas. Parklands will be designated as Natural Units to maintain open space and significant features in a cohesive area. A Natural Unit may contain Special Protection Features and Special Management Features.	RES PA UAG	1-7, 9, 10
PRPT21: Areas of higher level recreational use and concentrations of service facilities will be designated as Recreation/Staging units. Where possible, these areas will be clustered and located on the edges of the park.	PA	6-10
PRPT22: Areas with unique or fragile features will be designated as Special Protection Features to preserve and enhance them through specialized management. Special Protection Features may be closed seasonally or permanently to public access, if public access with endanger them.	RES PA UAG	1-10
PRPT23: Areas and facilities that have special requirements, such as field and dams, will be designated as Special Management Features.	RES UAG	1-3, 9
PRPT24: The District will seek to locate facilities in a manner that preserves open space whenever possible. The District will design proposed facilities so that their color, scale, style and materials will blend with the natural environment. Park improvements will be designed to avoid or minimize impacts on wildlife habitats, plant populations and other resources.	RES PA UAG	1-4, 6-10
PRPT28: New utility lines will be placed underground on land owned, operated, or managed by the District to retain the optimal visual qualities of the area. Rights of way and easements for utilities will not be granted without under-grounding. The District will work in cooperation with the utility companies to place existing overhead utilities underground (unless so doing conflicts with applicable codes) as soon as practical and will work with other agencies and neighbors to reduce visual impacts on adjacent lands. The District will seek to avoid the construction of high voltage power lines within the parklands, particularly in areas of sensitive or aesthetically important resources and in preserve areas.	RES PA UAG	1-4, 6-10

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Policy	Project Goal	Project Objective
2. Coyote Hills Regional Park Land Use Plan, 2005		
Purpose of Land Use Plan Pg. 4: The Land Use Plan for Coyote Hills Regional Park has been prepared by a Park District staff team representing the many disciplines that work together to manage the park’s diverse resources. The LUP’s Existing Conditions chapter explains current resource, recreation and operational issues. A comprehensive planning document has not been prepared for Coyote Hills since 1972. Since then, a number of changes have occurred that need to be addressed by this Plan. The primary issues are the growth and dominance of cattails in the wetland and the resulting decline in the diversity of habitat types and species; the continuing protection of the shell mounds; and the upgrading and improvement of aging infrastructure including the park’s water service, picnicking, camping and parking facilities and the Visitor Center. The recommendations of the Land Use Plan chapter for future management and use are intended to protect resources, resolve current problems and plan for future use demands.	RES PA UAG	1-10
Visual Quality and Landscape Character Management Pg. 81: Continue to manage park vegetation and to plan future recreational development to restore or maintain optimal views and visual quality.	RES PA UAG	1-10
Pg. 81: Sensitively design, locate and size new structures (including parking lots) to fit into the landscape and appropriately screen and plant.	PA UAG	6-10
Pg. 81: If private lands along the boundary of Coyote Hills are improved, encourage the City of Fremont to require that the developers protect the park’s wildlife habitat, water quality, visual quality and landscape character, entrance road, safety and operations through the permit process and with appropriate building height and density restrictions, installation of vegetative buffer screening, fuel break/fire road and implementing domestic animal control within the development.	RES PA UAG	1-4, 6-10
Pg. 81: Continue to manage, restore and enhance the landscape character of Coyote Hills, such as: Expand the remnants of the Willow Marsh that was once a dominating feature of the historic landscape. Gradually replace undesirable exotic plants such as eucalyptus and acacia with oaks, willows and other natives. In addition, remove and control cattails.	RES UAG	1-5, 10
Roads, Trails and Public Transportation Pg. 85: Move the park gate close to Paseo Padre for better protection of park resources.	RES, PA, UAG	6
Pg. 85: Construct a new multi-purpose trail (including park vehicles) on the eastern side of the park connecting the proposed Willow Run Recreation Unit to the future Lake Unit and the Meadowlark Trail. The trail will cross the P-Line (over culverts or on a bridge). Parts of the trail could be constructed as boardwalks. The alignment will generally follow the park boundary or existing levees.	RES PA	7, 10
Pg. 86: Connect the Crandall Creek Trail to the Peregrine Trail with a bridge (approx 40 feet long) or over culverts connecting the K-Line and Pelican Marsh to provide a north-eastern service road and trail access into the park. Gate off access into the Willow Marsh.	RES PA	1-4, 7, 10
Pg. 86: Continue to develop a system of interpretive signs at strategic spots that will help educate the public about parkland resources. Provide additional interpretive trails and teacher manuals for self-guided tours, as needed.	RES PA UAG	6, 7, 9, 10

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Policy	Project Goal	Project Objective
Pg. 86: Periodically assess public demand for increased bus access to Coyote Hills. When sufficient demand is reached, work with the AC Transit District to provide increased bus service including increased weekend service, a weekend stop at Paseo Padre Parkway and Commerce intersection, or a route into the park.	PA	6, 7, 8
Disabled Access Pg. 86: Provide wheelchair access to new structures per the Americans with Disabilities Act.	PA	6-8, 10
Pg. 86: Implement the recommendations of the District-wide Disabled Access Study that is currently underway.	PA	6-8, 10
Interpretive and Recreation Facilities Pg. 87: Construct up to five raised observation platforms/blinds along or near marshes to improve viewing opportunities.	RES PA	1, 2, 6, 7, 9, 10
Recreation Pg. 88: Develop a new picnicking facility for Coyote Hills north of the entry kiosk on land owned by the Alameda County Flood Control District (a mowed fallow field within the seasonal wetland). This will replace the reservation facility once used at Hoot Hollow. Design facilities to withstand possible occasional flooding. Picnickers would use the existing 25-car parking lot there. Include: 10 picnic tables to serve as a reservable group picnic site for a maximum of 75 people (primarily on weekends) and as non-reservable sites, primarily on weekdays. No filling will be required. Plant trees (including willows) well before facilities are installed to provide adequate shade and some wind screening.	PA	6-10
Pg. 88: Maintain grass buffers or bio-swales between parking and the wetland.	RES, PA	1-10
Utilities Pg. 92: Upgrade the water system with an approximately 8-inch line, to provide adequate fire-fighting capacity for any major capital projects such as rehab of or construction of a new Visitor Center and for improvement of other Recreation Units.	PA	8
Pg. 92: Should there be any abandoned wells on Park District property, comply with state laws and ACWD regulations to properly destroy them.	PA UAG	8
Pg. 92: Replace chemical toilets with permanent toilet buildings at the Visitors Center lawn, Chert Flat, Willow Run (if feasible), Dairy Glen and any future Visitor Center site that may be selected. Improve or add gravity sewer lines, lift stations and septic tanks to adequately serve existing and proposed facilities.	PA	8

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Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
3. East Bay Regional Park District Ordinance 38		
Pet Restrictions 801.1 Prohibited Areas. No dog, cat, or other animal, even if securely leashed, shall be permitted in the following areas: c) designated nature study area, wetland or marsh area; e) where a conservation easement management plan or permit specifically prohibits them; f) or any other area specifically designated from time to time by the Board as so restricted. Attachment B is the current list of Parks or Areas of Parks where dogs are currently prohibited: Coyote Hills – all marsh areas	RES PA UAG	1-4, 6-9
801.2: Leash Required Areas (Developed Areas). No person shall bring into, or permit any dog, cat, or animal, to enter any Developed Area or be within 200 feet of any parking lot, trail head or staging area, as posted, unless such animal is securely leashed and under control of that person (rev. 4/12). Such leashes or devices shall be no longer than six feet, the other end of which is either securely attached to a stationary object or retained in the possession of a person capable of exercising control (Ordinance 38, 801.2 sub-section f). Other Leash Required areas may be designated from time to time by the Board or the General Manager or his/her designee (Ordinance 38, 801.2 sub-section b).	PA	6-9
801.2a: Developed Areas are defined as any public road open to vehicular traffic, lawn or play field, deck, parking lot, picnic area, campground, concession area, equestrian center, archery facility, gun range, paved multi-use trail, or any other area specifically designated from time to time by the Board as so restricted.	PA	6-9
801.2b: Other Leash Required areas may be designated from time to time by the Board or the General Manager or his/her designee. Attachment "C" is the current list of areas of Parks where dogs are currently required to be on leash (rev. 7/10).	PA	6-9
801.2h: No dog, cat, or other animal may be left unattended (if not contained) at any parkland.	PA	6-9
4. East Bay Regional Park District Strategic Energy Plan, 2014		
Pg. 11: Coyote Hills has the fourth largest electric meter load usage, 196,000KWH, 5% of District total Pg. 12: Coyote Hills has second largest propane use, 12% of District total. Pg. 19: Retrofit pumps Pg. 22: Consider installing photovoltaic shade structures at parking lots.	PA AG	10
5. East Bay Regional Park District Carbon Sequestration Evaluation, 2016		
Pg. 10: Increases in stored carbon on District lands that are considered additional and surplus to mitigations/reductions that are required by law can provide a net benefit and are incentivized in the carbon offset market place. Pg. 10: Offsets for land management activities for vegetation and soil are approved for avoidance of conversion, reforestation, restoration and enhancement of carbon sinks to provide a net carbon sequestration benefit.	RES UAG	10

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Policy	Project Goal	Project Objective
6. Baylands Ecosystem Habitat Goals Science Update 2015: The Baylands and Climate Change (Segment R: Coyote Hills Area)		
Pg. 217: Create transition zone habitat where feasible at the edges of existing marshes at Coyote Hills, on gentle slopes in front of flood-risk-management levees, and other suitable locations.	RES	1-5, 9, 10
Pg. 217: Maintain and manage a small complex of salt ponds for shorebirds and waterfowl. Modify pond management as necessary to accommodate sea-level rise and other changes by modifying water-control structures, managing ponds to facilitate warping, and reconfiguring or relocating ponds as necessary.	RES	1, 3, 9, 10
Pg. 218: Protect and enhance existing willow groves and seasonal wetlands.	RES	1, 2, 5, 9, 10
7. California State Wildlife Action Plan (CDFW 2015)		
Create habitat beneficial to special status species.	RES UAG	1-5, 9, 10
8. City of Fremont General Plan 2030 (December 2011)		
LAND USE AND OPEN SPACE		
2-1.3: Maintain Fremont’s Open Space “Frame”. Conserve the unique ecological characteristics of the Fremont Hills and San Francisco Bay shoreline and wetlands and recognize the contribution of these features to Fremont’s identity and livability.	RES PA UAG	1-7
2-2.4.B: Parks and Public Facilities on the General Plan. Allow parks and public facilities in any General Plan land use category, provided that the use is consistent with other policies in the General Plan.	RES PA UAG	1-7
2-4.14.B: State Historic Building Code. Utilize the State Historic Building Code to facilitate reuse the conversion of historic homes to alternative uses.	PA UAG	9
MOBILITY		
3-1.5.A,C: Bike and Pedestrian Accommodations. Require that road improvements incorporate facilities for pedestrians and bicycles in locations identified in the City’s Pedestrian and Bicycle Master Plans.	PA	6-8
3-1.6.C: Pedestrian Crosswalks at Signalized Intersections. Provide enhanced pedestrian crossing times at locations with high pedestrian volumes and with large numbers of special needs and/or elderly residents.	PA	6-7
3-2.4.B: Connecting the Trail System. Connect recreational trails in City and regional parks, access trails along creeks and flood control channels, and sidewalks and bike lanes on local streets to fill the gaps and improve the continuity of the city’s bike and pedestrian trail system.	PA	6-8
3-2.4.C: Signage and Wayfinding. Implement a bicycle signage and wayfinding program, with directional signs along bike routes indicating major destinations.	PA	6-8
3-4.7.A: Transportation and Sensitive Natural Resources. Ensure that proposed transportation facilities are designed and constructed to avoid or minimize potential impacts on wetlands, steep slopes, and other environmentally sensitive areas.	RES PA	6-8

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Policy	Project Goal	Project Objective
3-5.2.A: Bay Trail and Ridge Trail. Support completion of the Bay Trail and the Ridge Trail through Fremont and establish trail connections across the city between these two regional networks.	RES PA	6-8
3-5.2.C: Trail Dedication. Require new development to dedicate and improve right-of-way for trails indicated on General Plan Diagrams.	RES PA	6-8
COMMUNITY CHARACTER		
4-1.6.A: Respecting Natural Terrain and Landform. Accentuate Fremont’s natural features from public spaces through design and development. Development should be sited and designed to retain public views of hillsides and ridgelines, enhance vistas to natural landmarks and showcase important natural resources such as creeks and the baylands.	RES PA UAG	1,2,8
4-2.4.A: Trail Right-of-Way Dedication. Encourage property owners to dedicate right-of-way for trail access where indicated on the General Plan Recreation Trails Diagram.	PA	6-8
4-5.5: Scenic Routes (Paseo Padre Parkway). Maintain a network of designated scenic routes through Fremont. The visual features which contribute to scenic designations should be protected through land use, transportation, and capital improvement decisions, as well as landscaping, operations, and maintenance activities along these corridors.	RES PA UAG	5, 6-9
4-5.7.A: Tree Preservation Ordinance. Enforce compliance with the Tree Preservation Ordinance for any development project in the City requiring the removal, preservation or planting of trees.	RES PA UAG	2
4-5.7.B: Preservation of Landmark Trees. Maintain Landmark Tree Program and preserve Landmark Trees on public and privately owned lands. Expand the list of Landmark Trees as new trees become eligible or are nominated.	RES PA UAG	2
4-5.8: Landscaping Requirements and Standards. Use landscape design to improve the visual appearance of streets, enhance buildings, create and define public and private spaces, create shade, screen unsightly uses, and provide environmental benefits such as absorption of stormwater and air pollutants and reduction of noise.	PA	2,5,8
4-5.8.B: Stormwater Management. Utilize landscaping cisterns, pervious surfaces and other methods as the primary method to retain, reuse and treat stormwater on private property. Enforce compliance with Municipal Regional Permit regulations for stormwater quality when appropriate.	RES PA	1, 6-8
4-5.8.C: Bay-Friendly Landscaping. Encourage new development and redevelopment to implement and achieve points for the Bay-Friendly Landscaping Guidelines or the acceptable equivalent.	RES PA UAG	2,5, 6-8
4-5.11.C: Fremontia as a Symbol for Fremont. Where appropriate, use the Fremontia flower in public landscape design projects as one example of a symbol of Fremont.	RES PA	2,5,8
4-6.1.A: Demolition, Alteration or Relocation of Historic Resources. Evaluate all applications for demolition, alteration or relocation of buildings, structures or objects constructed prior to 1955 to determine if there is sufficient significance and integrity to merit classification as a Potential Fremont Register Resource or formal designation as a Fremont Register Resource.	RES UAG	8,9

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Policy 4-6.3: Resource Documentation and Funding. Identify and record significant historic and archaeological resources, and maximize the use of all potential funding sources, including those available through State and federal programs, for the preservation, rehabilitation, restoration and enhancement of such resources.	RES UAG	8,9
Policy 4-6.9: Adaptive Use of Historic Properties. Encourage the adaptive use and rehabilitation of historic buildings, structures and objects when original use of the historic property has become obsolete or is no longer feasible.	RES PA UAG	8,9
Policy 4-6.10: Protection of Native American Remains. Coordinate with representatives of local Native American organizations to ensure the protection of Native American resources and to follow appropriate mitigation, preservation, and recovery measures in the event such resources could be impacted by development.	RES PA UAG	8,9
CONSERVATION		
7-1.1.A: Protect Riparian and Wetland Areas. Preserve and minimize impacts to natural and semi-natural wetland areas, including riparian corridors, vernal pools and their wildlife habitat through the development and environmental review process.	RES	1,3,4
7-1.1.B: Evaluate Development near Bodies of Water. Evaluate development within 100 feet of the top of bank of riparian areas and water bodies, including creeks, lakes, ponds, marshes, and vernal pools.	RES PA UAG	1,3,4
7-1.1.C: Control Measures to Limit Soil Erosion. Implement control measures in riparian areas to prevent soil erosion and minimize runoff of excess nutrients, sediments and pesticides.	RES PA UAG	1-8
7-1.1.D: Conservation of Habitat and Natural Areas. Require conservation, protection and/or revegetation of habitat and natural areas for nesting, foraging and retreat for projects that impact such areas.	RES PA UAG	1-4
7-1.2.A: Creation of Habitat Protection Areas. Work with public and private entities to establish habitat protection areas to provide habitat for rare, threatened, endangered or candidate species.	RES PA UAG	1-4
7-1.2.C: Limit Development in Habitat Protection Areas. Evaluate and limit development near designated habitat protection areas unless sufficient mitigation can be provided to reduce impacts to insignificant levels.	RES PA UAG	6-8
7-1.4.A: Limit Development of Open Space. In lands outside of the urban growth boundary regulate the type and amount of development to preserve open space characteristics and values while considering the needs of private property owners and public or quasi-public agencies.	RES PA UAG	1-10
7-1.5.A: Maximizing Use of Public Lands. Maximize the biological values of publicly owned lands, consistent with other public purposes (recreation, flood control, groundwater recharge, etc.) when opportunities for preservation occur.	RES PA UAG	1-10

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Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
7-1.5.B: Preparation of Habitat Conservation Plans. Coordinate with other public agencies such as the Alameda County Flood Control and Water Conservation District, the Alameda County Water District, East Bay Regional Park District and Don Edwards National Wildlife Refuge to prepare habitat conservation plans (HCP) for publicly owned unique natural areas.	RES PA UAG	1-4
7-1.6.B: Natural Interpretative Centers. Maintain and increase natural interpretative centers in City and Regional Parks, where appropriate and when funding is available.	RES PA UAG	9
7-1.6.C: Education Programs with Other Agencies. Work closely with other agencies such as the East Bay Regional Park District, the US Fish and Wildlife Service, the California Department of Fish and Game, and the Fremont Unified School District in developing mutually beneficial public education programs.	RES PA UAG	9
7-1.6.D: Sharing of Lands for Education. Whenever feasible, establish agreements with other agencies for the use of lands owned by other public agencies for natural education purposes.	RES PA UAG	9
7-1.8.6: Encourage Planting of Native Trees. Encourage planting of native tree species in new development and redevelopment projects and the replacement of native trees when trees are proposed for removal.	RES PA	1,2,10
7-1.8.7: Landmark Tree Program. Maintain and expand the Landmark Tree Program to protect locally significant tree resources and include other trees if they meet eligibility requirements.	RES PA UAG	1,2,10
7-2.1.A: Development Near Riparian Areas. Require proposed projects near riparian areas to protect the aesthetic, recreational and biological benefits consistent with flood control and recharge objectives.	RES PA UAG	1-3,10
7-3.2.A: Prevent Spills and Leakages. Manage the storage of hazardous materials, especially underground tanks to ensure leakage and spills are prevented or minimized.	RES PA UAG	6-8
7-3.2.B: Establish Buffers. Consider the establishment of buffers between development and surface water recharge areas to prevent contamination of the groundwater supply from urban pollutants.	RES PA UAG	1-7
7-3.3.E: Preserve Areas with Water Quality Benefits. Preserve and where possible create or restore areas that provide important water quality benefits and areas that may be adversely impacted by increased development, such as the Niles Cone Groundwater Basin, creeks, riparian corridors, wetlands, and buffer zones.	RES PA UAG	1-8
7-3.3.G: Landscape Design. Encourage the use of pest-resistant and drought-tolerant landscape and design features, and the incorporation of stormwater detention and retention techniques in development projects.	RES PA UAG	6-8

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
7-4.1.A: Water Efficient Landscape Ordinance. Continue to enforce and to strengthen as necessary the City’s Water Efficient Landscape Ordinance for water efficiency.	RES PA UAG	6-8
7-4.1.B: Bay Friendly Landscape Guidelines. Utilize the Bay Friendly Landscaping Guidelines in order to reduce water use for landscaping in new development and redevelopment projects.	RES PA UAG	6-8
7-4.1.C: Water Retention on Site. Encourage new development and redevelopment to utilize water conservation techniques that encourage the on-site retention and use of stormwater run-off consistent with ACWD policies and requirements.	RES PA UAG	1-8
7-5.1.C: Open Space Land Use Designations. Retain existing and designate new open space land use designations when appropriate on land containing identified significant mineral resources.	RES PA UAG	1-8
7-6.1.A: Analysis of Soil Prior to Construction. Require sufficient analysis of soils by a qualified engineer or geologist prior to building construction to determine soil class and characteristics and to ensure appropriate foundation and building design.	RES PA UAG	6-8
7-6.2.B: Limit Erosion with BMPs. Require appropriate control measures and best management practices (BMP’s) to limit erosion prior to, during and subsequent to new construction.	RES PA UAG	6-8
PARKS AND RECREATION		
8-1.1.A: Recreation Commission Review. The Recreation Commission shall review and recommend all proposed developments, acquisitions, and other arrangements for park land and recreational facilities for consistency with the standards in this chapter.	PA	6-9
8-3.1.A: Existing and Future Regional Parks and Trails. Work with EBRPD and others as needed to ensure recreational opportunities at existing parks (Ardenwood Historic Farm, Mission Peak Regional Preserve, Coyote Hills Regional Park, and Quarry Lakes Regional Recreation Area), as well as future parks (such as Vargas Plateau Regional Park and a planned park at the former Dumbarton Quarry.), and trails (such as the Alameda Creek Trail, Ridge Trail, and Bay Trail).	PA	6-9
8-3.1.D: Alameda County Flood Control District. Encourage the Alameda County Flood Control District to open access roads for trails and other land holdings for recreational use where feasible.	PA	6-9
8-3.1.E: Trail Right-of-Way Dedication. Encourage property owners to dedicate right-of-way for trail access where indicated on the General Plan Recreation Trails Diagram.	PA	6-7
8-3.1.F: Bay Trail Right-of-Way. Ensure sufficient right-of-way and improvements for the Bay Trail along its alignment through Fremont.	PA	6-7
8-3.1.G: Regional Trail Facilities. Encourage Regional Agencies to provide restrooms, parking, and staging facilities at trailheads of regional trails.	PA	6-9

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Policy Framework**

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Policy	Project Goal	Project Objective
8-5.1.A: Water Conservation. Reduce water consumption where possible through use of artificial turf, drought tolerant landscaping, water conservation technology, and use of recycled water in parks and recreation facilities.	PA	6-8
8-5.2.A: Impervious Surfaces. Encourage use of permeable pavement and reduction in amount of impervious surfaces in park construction.	PA	6-8
8-5.2.B: Integrated Pest Management. Utilize Integrated Pest Management (IPM) and other methods to reduce pollutant runoff from park operations.	PA	5
SAFETY		
10-1.2.A, B: Site Specific Geologic Studies. Require site-specific geologic and geotechnical studies for land development or construction in areas of potential land instability as shown on the State and/or local geologic hazard maps or identified through other means.	RES PA UAG	1-8
10-1.3.A: Grading Ordinance Consistency. Ensure all grading activity within the City is consistent with the Grading Ordinance.	RES PA UAG	1-8
10-1.3.B: Grading Plan Review. Review grading plans to ensure earth moving activity and site grading in areas near potential landslides is minimized.	RES PA UAG	1-8
10-2.1.A: Consistency with Seismic Safety Criteria. Ensure all proposed development complies with the provisions of the Alquist-Priolo Earthquake Fault Zoning Act and the Seismic Hazards Mapping Act and all other seismic safety criteria established by the City of Fremont.	RES PA UAG	6-8
10-3.1.D: Minor Encroachments in Floodplain. Strictly limit development in areas subject to flooding from a 100-year storm event. Allow minor encroachments into floodplains only if it can be demonstrated that such encroachments will not impact other properties or significantly contribute to a cumulative effect of other encroachments.	RES PA UAG	1-8
10-3.1.E: Flood Control System Impacts. The City shall evaluate the potential impacts to the flood control system during the environmental review process for new development.	RES PA UAG	1-8
10-3.1.F: Flood Resistant Construction. Require flood resistant construction techniques as a condition of development or redevelopment approval, in areas subject to flooding.	RES PA UAG	6-8
10-3.1.G: Impervious Surface Area. Limit amount of impervious coverage by new development or redevelopment to reduce potential hazards of excessive runoff.	RES PA UAG	6-8
10-3.1.K: Public Agency Projects. Review all public agency projects to ensure that appropriate sized drainage facilities are used, or that existing inadequate facilities are replaced as needed.	RES PA UAG	1-8

Goals: RES=Restoration Goal PA= Public Access UAG= Urban Agriculture Goal

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
10-3.1.L: Creek Restoration. Facilitate creek restoration throughout the City to help mitigate the effects of flooding.	RES PA UAG	1-8
10-3.2.A: Infrastructure to Accommodate Development. Require new development to demonstrate that existing and/or planned (on- or off-site) drainage facilities area sized to accommodate project storm runoff and to prevent off-site increase in peak runoff rates and flood elevations	RES PA UAG	6-8
10-3.6.C: Interagency Coordination for Sea Level Rise Adaptation. Evaluate proposed development in areas of the City subject to flooding impacts caused by rising sea levels.	RES PA UAG	1-8
10-6.3.C: Existing Hazard Remediation. Facilitate remediation of existing known hazards, such as contaminated soils and clean-up of leaking or abandoned underground storage tanks.	RES PA UAG	1-8
COMMUNITY PLAN AREAS-BAYLANDS		
11-1.1: Conservation Planning and Implementation. Work with state and federal resource management agencies to conserve and restore the Fremont Baylands, including protection of special status species, enhancement of migratory bird habitat, control of invasive and predatory species, reduction of pollution, and restoration of natural tidal functions.	RES PA	1-5
11-1.4: Environmental Education in the Baylands. Support expanded environmental education and study opportunities in the Fremont Baylands, including interpretive nature facilities.	PA	9
11-1.5, A: Recreation in the Baylands. Provide for recreational activities in the Baylands that are compatible with local ecologic and conservation goals. This should include continued development of the Bay Trail and associated spur trails, as well as provisions for recreational activities that are consistent with the National Wildlife Refuge management prescriptions.	RES PA	1-9
COMMUNITY PLAN AREAS - NORTH FREMONT		
11-9.1.A: Patterson Ranch- Support housing, parkland, and open space opportunities in North Fremont through dedication of open space	RES PA UAG	1-10
11-9.4: North Fremont Open Space —improved access between north Fremont neighborhoods and the regional park system	PA	6-8
9. City of Fremont Climate Action Plan 2012		
L-A2 Continue implementation of the City’s Pedestrian Master Plan to improve pedestrian infrastructure (such as sidewalks and conveniently located crosswalks) for walking throughout the community, in order to support increased pedestrian trips.	PA	6-8
L-A3 Continue implementation of the City’s Bicycle Master Plan to improve bicycle infrastructure, in order to support increased bicycle trips.	PA	6-8
E-P2 Promote tree planting throughout the City, to provide shade on buildings which reduces demand for air conditioning and helps reduce the ‘urban heat island’ effect.	PA UAG	6-8

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
10. City of Fremont Draft Bicycle Master Plan (May 2017)		
<p>Goal 1: Implement a safe, convenient, connected, and comfortable citywide bicycling network for people of all ages and abilities who live, work, and visit Fremont.</p> <p>Policy 1-2: Provide maintenance and targeted expansion of the City's trail system that integrates seamlessly with the on-street bicycle network, serves its diverse population, and respects and protects the integrity of its natural and cultural resources.</p> <p>Action 1-2A: Coordinate closely with East Bay Regional Parks District, San Francisco Bay Trail, and neighboring jurisdictions in planning, designing, and funding Fremont's trail system.</p> <p>Action 1-2B: Coordinate with stakeholders and across City departments to ensure that all development and roadway projects shall implement bikeways and paths, such as the East Bay Greenway, Niles Canyon, Dumbarton and East/West Connector, Bay Trail, and Public Utility Commission trails.</p> <p>Action 1-2C: Enhance access to trails from the City's roadway network through the provision of paths, walkways, trail crossings, and other infrastructure to integrate parks, open space, and trails with the City's on-street bicycle network and sidewalk network.</p> <p>Action 1-2E: Retain all publicly-owned corridors and strive towards obtaining more – abandoned rail lines, utility corridors, water courses and canals, and other easements – for future open space and trail use.</p>	PA	6-8
<p>Goal 6: Facilitate coordination and cooperation in the development of the bicycle network.</p> <p>Policy 6-1: Integrate Fremont's bikeway network with adjacent jurisdictions and Alameda County to ensure regional connectivity.</p> <p>Activity 6-1A: Establish regular communication between Union City, Milpitas, Newark, East Bay Regional Park District, BART, AC Transit, Caltrans, and other local agencies regarding bicycle planning issues.</p>	PA	6-8
11. City of Fremont Pedestrian Master Plan (2016)		
<p>4. Connectivity and Accessibility – ensure safe, continuous, and convenient pedestrian access to essential pedestrian destinations and districts throughout Fremont for all residents, workers, and visitors.</p>	PA	6-8
12. Alameda Countywide Bicycle and Pedestrian Plans (2012 Alameda County Transportation Commission)		
BICYCLE PLAN		
<p>Goal 1: Create a safe, convenient and well designed bicycle network</p> <p>1.1 Designate a countywide network that serves regional parks and other key destinations.</p> <p>1.2 Support the construction of facilities that serve a wide range of users</p> <p>1.4 Collaborate with and promote coordination among local agencies</p> <p>1.5 Promote a network of multi-use trails including the SF Bay Trail</p>	PA	6-7,10
<p>Goal 3: Encouragement and Promotion: Support programs that encourage people to bicycle for everyday transportation and health</p> <p>3.1 Work with all levels of agencies to promote bicycling</p> <p>3.2 Enhance public awareness of bicycling as an environmentally sustainable transportation option.</p>		
<p>Alameda Creek Bridge (Project 11, Bay Trail Connection) Alameda Creek Class I Bridge (Project 11) at Union City/Ardenwood Blvd. Existing Class I Trail, Patterson Ranch Road, Commerce Street to Nordvik Park and Ardenwood Farm</p>	PA	6,7, 10

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
PEDESTRIAN PLAN		
Goal 1: Create a safe, convenient well designed and interconnected pedestrian network 1.1 Focus countywide funding on pedestrian improvements that provide access to key destinations such as...regional parks and other key destinations. 1.2 Support the construction of facilities that serve a wide range of users 1.3 Focus funding on pedestrian infrastructure that increases walking 1.5 Collaborate with and promote coordination among local agencies 1.6 Promote a network of multi-use trails including the SF Bay Trail	PA	6-7,10
Goal 2: Safety, education and enforcement 2.2 Provide funding for intersection enhancements, traffic calming, improved lighting and other pedestrian safety and security measures	PA	6-7,10
Goal 3: Encouragement and Promotion: Support programs that encourage people to bicycle for everyday transportation and health 3.1 Work with all levels of agencies to promote walking 3.2 Enhance public awareness of walking as an environmentally sustainable transportation option.	PA	6-7,10
Other Inter-Jurisdictional Trail (Patterson Ranch Road, Commerce Street to Nordvik Park and Ardenwood Farm)	PA	6,7, 10
13. Alameda County Water District Urban Water Management Plan 2015-2020, June 2016		
Section 4-5: Eight major groundwater management programs have been developed and implemented by ACWD to achieve the objectives identified in ACWD's Groundwater Management Policy: <ul style="list-style-type: none"> • Water Supply Management • Groundwater Replenishment • Watershed Protection and Monitoring • Basin Monitoring • Wellhead Protection Program • Aquifer Reclamation Program • Groundwater Protection Program • Well Ordinance Administration 	RES UAG	1-4
14. Alameda County Flood Control and Water Conservation District (Alameda County Code)		
6.36 Flood Control: No activities within Flood Control right of way without authorization, district programs of flood control, storm drainage, water conservation and other purposes for greatest public benefit and least public cost.	RES PA UAG	1-10
6.88 Water Wells: Comply with regulations regarding installation and/or abandonment of water wells.	RES PA UAG	1

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
12.11 Trees: Comply with County regulations for tree planting, removal, maintenance or replacement of trees within County right of way.	RES PA UAG	1-4
13.08 Stormwater: Comply with Clean Water Act regarding discharges to Waters of The US, do not discharge pollutants, employ Best Management Practices, prepare and comply with Stormwater Pollution Prevention Plan (SWPPP)	RES PA UAG	1, 3-5
13.12 Watercourse Protection: Comply with measures to safeguard and protect watercourses, control erosion and sedimentation, restrict discharge of polluted materials, and enhance recreational and beneficial uses of watercourses. Structures to be setback from creeks.	RES PA UAG	1,3,4,5-8,10
15.40 Floodplain Management: Promote public health, safety and welfare and minimize public and private losses due to flood conditions. Regulate construction within floodplain areas.	RES PA	1-8,10
15. South Bay Salt Ponds Restoration Project (http://www.southbayrestoration.org/) (Final EIS/R 2007) (area is north of Alameda Creek Channel)		
Objective 3. Provide public access and recreational opportunities compatible with wildlife and habitat goals.	RES	7
16. California Department of Fish and Wildlife Eden Landing Ecological Reserve (part of South Bay Salt Pond Restoration Project, Phase II) Final Eden Landing Ecological Reserve (Baumberg Tract) Restoration and Management Plan, July 1999		
4.1 Goals and Objectives: The major goals of the Restoration and Management Plan for the Eden Landing Ecological Reserve are to: <ul style="list-style-type: none"> Provide public access, including continuation of the Bay Trail through the site, in a manner that is compatible with wildlife objectives. 	PA	7
17. Don Edwards SF Bay National Wildlife Refuge (NWR) Weed Management Plan, 2013		
4. Coordinate with neighbors, partners and internal Refuge staff to share information, brainstorm about control efforts and coordinate weed management within the South Bay.	RES PA UAG	5
18. Bay Conservation and Development Commission (BCDC) Bay Plan (amended 2006, reprinted 2012)		
Preserve multi-use public access along Alameda Creek Trail to Don Edwards San Francisco Bay National Wildlife Refuge and to Highway 84 toll plaza crossing.	PA	6-8
Preserve visitor's center, picnic areas, camping, multi-use trails and naturalist programs.	PA	6-9
Protect tidal wetlands and provide opportunities for wildlife observation and non-motorized small boat access.	N/A	

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**Coyote Hills Restoration and Public Access Project
Policy Framework**

Table 1.1 Policy Framework (updated 9/28/17)		
Policy	Project Goal	Project Objective
Possible eastward expansion of Coyote Hills Regional Park through acquisition, development of public access and restoration of habitats on adjacent lands to connect existing park with Paseo Padre Parkway.	RES PA	1-10
19. California Strategic Growth Council Operating Guidelines (2009)		
The Strategic Growth Council (Council) is charged with developing a process to coordinate state agency activities so they assist and support the planning and development of sustainable communities which strengthen the economy, ensure social equity, and enhance environmental stewardship. These activities include: <ul style="list-style-type: none"> • Improving air and water quality • Protecting natural resource and agriculture lands • Promoting public health • Increasing the availability of affordable housing • Improving infrastructure systems • Revitalizing urban and community centers and • Assisting state and local entities in meeting AB 32 goals. 	RES PA UAG	1-10
20. Association of Bay Area Governments (ABAG) Bay Trail Plan (1989)		
2. Minimize impacts on and conflicts with sensitive environments.	RES PA	7
3. Locate trail, where feasible, close to the shoreline.	PA	7
4. Provide a wide variety of views along the Bay and recognize exceptional landscapes.	PA	7
8. Where existing trails through wetlands are well maintained and well managed, the Bay Trail can feasibly be routed there.	PA	7
9. In selecting a trail alignment, use existing stream, creek, slough and river crossings where they are available.	PA	7
11. Connections to other local and regional trail and bikeway systems should be actively sought in order to provide alternatives to automobile access to the Bay Trail.	PA	7
12. Provide access wherever feasible to the greatest range of trail users on each segment.	PA	7
13. Wherever possible, new trails should be physically separated from streets and roadways to ensure the safety of trail users.	PA	7
15. Highlight the interpretive potential of certain trail segments, including opportunities for interpretation, education, rest and view enjoyment.	PA	9
16. Incorporate necessary support facilities, using existing parks, parking lots, and other staging areas wherever possible.	PA	8
17. Design new segments of trail to meet the highest practical standards and regulations, depending on the nature and intensity of anticipate use, terrain, existing regulations, and standards on existing portions of the trail.	PA	7
25. The Bay Trail should not be defined as a continuous asphalt loop at the Bay's edge, but as a system of interconnecting trails, the nature of which will vary according to the locale and the nature of the terrain and resources in the vicinity of each particular trail segment.	PA	7
27. The path should be designed to accommodate different modes of travel (such as bicycling and hiking) and differing intensities of use, possibly requiring different trail alignments for each mode of travel, in order to avoid overly intensive use of sensitive areas.	PA	7

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Policy	Project Goal	Project Objective
28. Where the alignment of the Bay Trail may more appropriately be located away from the shoreline in order to protect particularly sensitive habitats, access to shoreline areas may be possible by connecting the Bay Trail to existing loop trails and other interpretive facilities.	PA	7
21. Metropolitan Transportation Commission (MTC) and ABAG Draft Plan Bay Area 2040 (March 2017)		
Climate Protection: Reduce per capita CO₂ Emissions	RES PA	7, 10
Healthy and Safe Communities: Reduce adverse health impacts	PA UAG	6, 10
Transportation System Effectiveness: Increase non-auto mode share	PA	6, 7
Resilience Actions: Expand the region's network of natural infrastructure.	RES	1-4, 10

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Coyote Hills (Patterson) Restoration and Public Access Project

Coyote Hills Regional Park Community Workshop 1 Meeting Summary

1. Promotion and Outreach
2. Meeting Notice
3. Meeting Agenda
4. Sign-in Sheet
5. Presentation
6. Meeting Notes and Photos
7. Survey



Workshop #1 Promotion and Outreach

The East Bay Regional Park District utilized different methods to promote the workshop and engage the public. See summary table below:

MEETING/ENGAGEMENT	PURPOSE	FORMAT	MEETING MATERIALS/PRODUCTS	PROMOTION/OUTREACH
STAGE 1: PROJECT INITIATION				
Workshop #1 (Public Meeting) Date: August 14, 2017, 7-9pm Fremont Main Library 2400 Stevenson Boulevard	<ul style="list-style-type: none"> • Promote awareness of the project • Introduce the project • Educate on the planning and development process and relevant project issues • Share and explain findings of Existing Conditions, Opportunities and Constraints Analysis • Seek input to help identify initial program considerations and inform Stage 2 concepts and schematic designs 	<ul style="list-style-type: none"> • Presentation • Facilitated discussion • Break-out groups 	<ul style="list-style-type: none"> • Agenda / sign-in sheets • PowerPoint presentation • Program questionnaire • Comment cards and Program Questionnaire (electronic and paper) • Meeting comment summary (for web posting) 	<ul style="list-style-type: none"> • Press release following workshop • Social Media – a few days prior to workshop • EBRPD website posting – one month prior to workshop • Email or USPS notification (project mailing list) – 1-2 weeks prior to workshop • Physical Posting (In-park) – 3 weeks prior to workshop



Public Information Meeting

COYOTE HILLS REGIONAL PARK RESTORATION AND PUBLIC ACCESS PROJECT



Monday, August 14, 2017 7:00 - 9:00 p.m.

WE WANT TO HEAR FROM YOU!

The East Bay Regional Park District is holding a public meeting to introduce and provide information on the Coyote Hills Restoration and Public Access Project. This project comprises a 296-acre area which will expand the park boundary to Paseo Padre Parkway.

Opportunities for development include habitat restoration, trail connections, and parking. We welcome your suggestions and feedback in our continuous effort to enhance your experience at Coyote Hills.

**Fremont Main Library
(Fukaya Room A)
2400 Stevenson Blvd.
Fremont, CA 94538**

**Monday, August 14th
7:00-9:00p.m.**

For more info, visit:

[http://www.ebparks.org/about/
planning#patterson](http://www.ebparks.org/about/planning#patterson)

Contact:

Karla Cuero
Project Coordinator
kcuero@ebparks.org
(510)544-2622





Coyote Hills Restoration and Public Access Project Area

Public Information Meeting

COYOTE HILLS REGIONAL PARK RESTORATION AND PUBLIC ACCESS PROJECT



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For more info, visit:

[http://www.ebparks.org/about/
planning#patterson](http://www.ebparks.org/about/planning#patterson)

Contact:

Karla Cuero
Project Coordinator
kcuero@ebparks.org
(510)544-2622

¡Queremos escuchar de ti!

El Distrito de Parques Regionales del Este de la Bahía tendrá una reunión pública para presentar y proporcionar información sobre el Proyecto de Acceso Público y Restauración de Coyote Hills. Este proyecto incluye un área de 296 acres que ampliará el límite del parque hasta el Paseo Padre Parkway. Las oportunidades de desarrollo incluyen la restauración del hábitat, las conexiones de senderos, y el estacionamiento. Agradecemos sus sugerencias y comentarios en nuestro esfuerzo continuo para mejorar su experiencia en Coyote Hills.

我们想听听你的看法!

东湾区域公园正在举行

公开会议的介绍和提供有关恢复Coyote Hills的资料和公共访问项目。这个项目,以296英亩的面积将其扩大公园边界至Paseo Padre Parkway。发展机遇包括 栖息地恢复, 步道连接, 和停车场。我们欢迎你的建议和反馈帮助我们不断努力提高你的体验在Coyote Hills。

कोयोट हिल्स बहाली और सार्वजनिक पहुंच परियोजना के बारे में जानकारी देने और पेश करने के लिए ईस्ट बे रीजनल पार्क डिस्ट्रिक्ट एक सार्वजनिक बैठक आयोजित कर रहा है। इस परियोजना में एक 296 एकड़ का क्षेत्र शामिल है जो पार्क सीमा को पसेओ पाद्रे पार्कवे तक बढ़ा देगा। विकास के लिए अवसरों में आवास पुनर्स्थापना, निशान कनेक्शन, और पार्किंग शामिल हैं कोयोट हिल्स में अपने अनुभव को बढ़ाने के लिए हम आपके लगातार प्रयासों में आपका सुझाव और प्रतिक्रिया का स्वागत करते हैं।



Coyote Hills Restoration and Public Access Project Area





Coyote Hills Regional Park
Public Access and Habitat Project
Community Workshop #1

Agenda

(August 14, 2017)

- 1. Welcome and Introductions**
- 2. Presentation**
- 3. Questions and Answers**
- 4. Review Project Maps**
- 5. Wrap-up and Summary**





Coyote Hills Restoration and Public Access Project

PUBLIC WORKSHOP
August 14, 2016, 2017

NAME (PLEASE PRINT CLEARLY)	REPRESENTING	E-MAIL
Sally Morgan	Self	
Chris Barton	EBRPD	cbarton@ebparks.org
Karla Cuero	EBRPD	kcuero@ebparks.org
Jaski Singh	EBRPD	jaski7@yahoo.com
JACKIE SANCHEZ	SELF	UCJACKIE@gmail.com
Carin High	CCCR/OAS	cccrrefuge@gmail.com
PANKIL SHAH	SELF	Pankilraj@yahoo.com
Klonna Olsen	TCEC	tceedonna@Juno.com
Allysa Khor	Self	akhor88@gmail.com
Ricky Blaha	Self/REI	rickyblahaphotography@gmail.com
Suzanne Wolf	City of Fremont	swolf@fremont.gov
Francis Mendoza	EBRPD/Coyote Hills	fmendoza@ebparks.org



Coyote Hills Restoration and Public Access Project

PUBLIC WORKSHOP
August 14, 2016, 2017

NAME
(PLEASE PRINT CLEARLY)

REPRESENTING

E-MAIL

1	JUN SHAO	Self	jshao66@gmail.com
2	Stacey Hall	Self	ShallMaBear@gmail.com
3	ANDREW GALVAN	THE CHOCONE INDIAN TRIBE	chachenyo@aol.com
4	CONCHITA VICERAL	SELF	CONCHU@YAHOO.COM
5	Michelle SILVA	SELF	SILVATIMEST9@gmail.com
6	Gus Morrison	Self	muyorgus@hotmail.com
7	DAN ONDRASEK	FRIENDS of COYOTE HILLS	DANONDRASEK@GMAIL.COM
8	CT Lee	self	cjlee123@yahoo.com
9	Eileen Tu	Self	eileen_tu_2000@yahoo.com
10	Jimmy Wang	Self	Yangs-mondy@aol.com
11	Irma T. Flores-Mendez	Self	irmatmz@yahoo.com
12	BILL SCOGGINS	SELF	BILL.SCOGGINS@YAHOO.COM
13	Satyajit Karnik	Self	satya.karnik@yahoo.com
14	Joanne Louie	ll	jlouieatjpl@gmail.com
15	Bob Pratt	"	Pratt Robert D @ sbcglobal.net
2	BOB SINGER	Self	RSINGER@RSINGERCONSULTING.COM



PUBLIC WORKSHOP
August 14, 2016, 2017

NAME (PLEASE PRINT CLEARLY)	REPRESENTING	E-MAIL
1 John Bradley	CCCR, self	jandbbradley@sbcglobal.com
2 Becky Bradley	self	>> >>
3 Dr Allen J. Amaro	Self	drayamaro@sbcglobal.net
4 ASOK CHATTERJEE	Self	asok@chatterjee.net
5 ALFRED VICERAL	Self	alfredviceral@gmail.com
6 Melissa Avery	Self	melissa@chasquimom.com
7 Helen + Steve Hancock	"	h7078hancock@gmail.com
8 Yufen He	self	ho.yufen@yahoo.com
9 John McKune	self	johnmckune@hotmail.com
10 Vansh Gupta	siliconeer	vansh@siliconeer.com
11 Marty Morrow	Self / Ohlone Audubon Society	mfmorrow@comcast.net
12 RAUL PARUNGAO	FREMONT USD	rparungao@fremont.k12.ca.us
13		
14		
15		



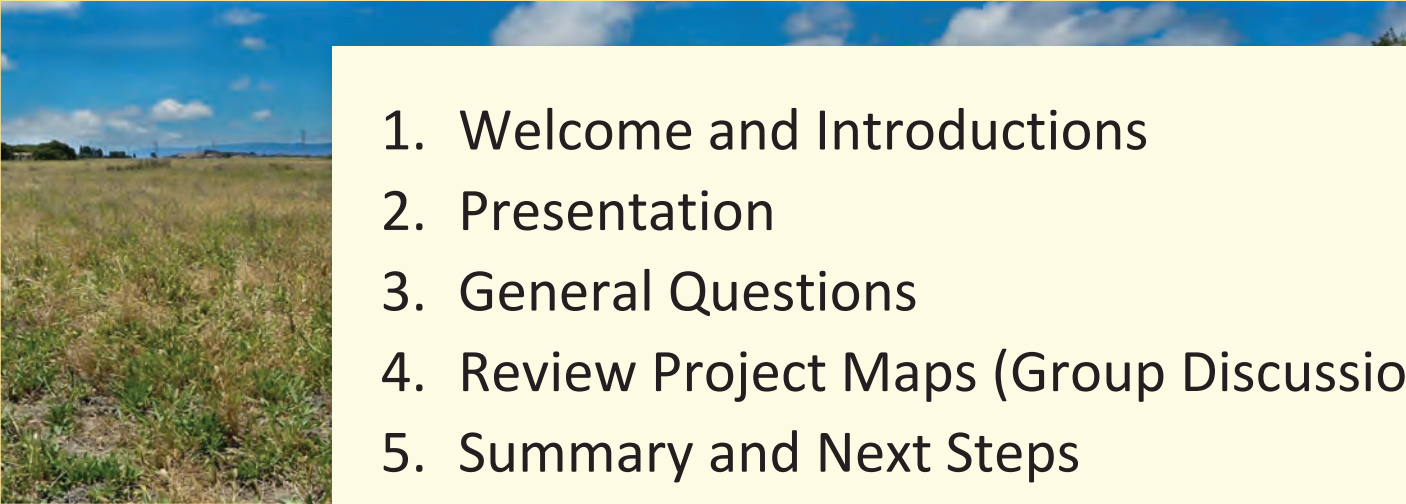
Coyote Hills (Patterson) Restoration and Public Access Project

Coyote Hills Regional Park

Community Workshop #1



TONIGHT

- 
1. Welcome and Introductions
 2. Presentation
 3. General Questions
 4. Review Project Maps (Group Discussion)
 5. Summary and Next Steps



GROUND RULES

- Listen
- Keep It Short
- Don't Interrupt
- Take Turns
- Be Polite



PRESENTATION

1. Project Introduction
2. Project Goals
3. Site Conditions
4. Site Opportunities and Challenges
5. Next Steps



PRESENTATION

1. Project Introduction
2. Project Goals
3. Site Conditions
4. Site Opportunities and Challenges
5. Next Steps



PROJECT LOCATION



Coyote Hills Regional Park

Location: Ward 5 (Wieskamp)
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

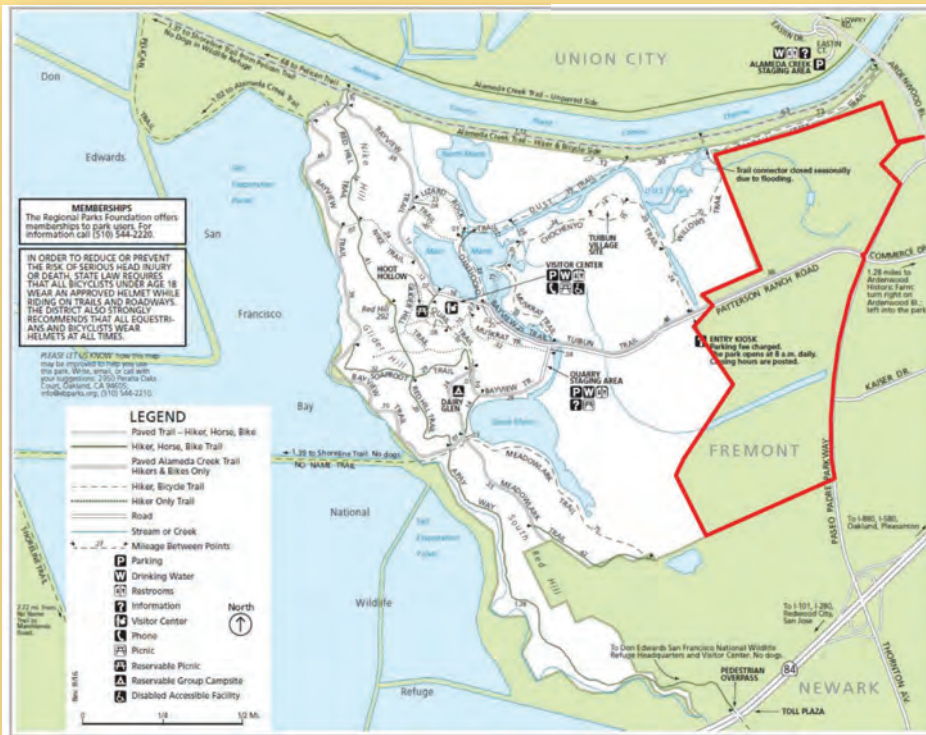


HISTORY & BACKGROUND

- ☑ 1967 - Property Acquired (446 ac.)
- ☑ 1972 - Land Use Plan (LUP) Adopted
- ☑ 1983-1984 - Alameda County Flood Control Lease (472 ac.)
- ☑ 1974-1992 - Other Acquisitions (56 ac.)
- ☑ 2005 - Land Use Plan Amendment (LUPA), CEQA, Public Review
- ☑ 2014 - Patterson Ranch Donation (296 ac.)
- ☑ 2016 - "Church" Acquisition (10 ac.)
- ☑ August 14, 2017 - Community Workshop #1



PROJECT AREA



GENERAL LAND USE



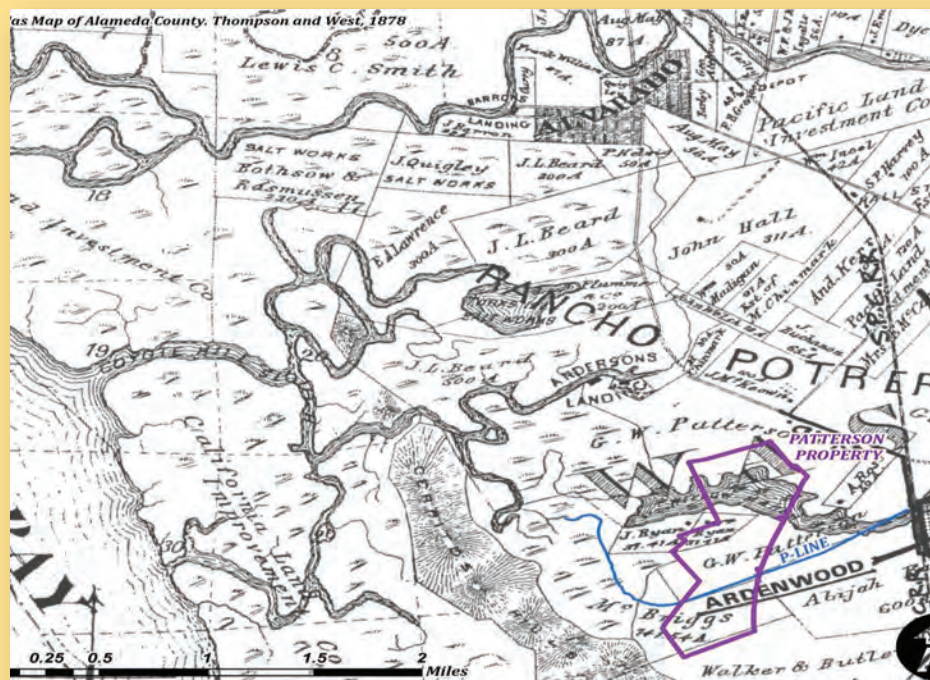
Project Area

Coyote Hills Regional Park

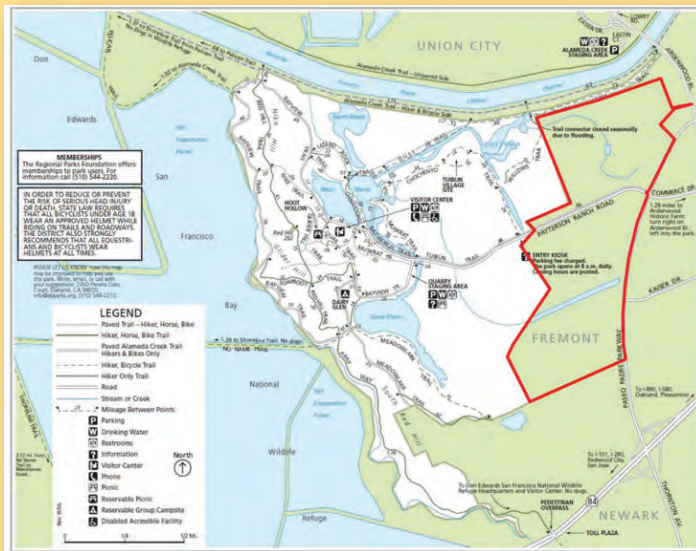
**Dumbarton Quarry
(Future EBRPD Facilities)**

CONTEXT: RELATED PLANS AND PROJECTS

- 2005 Coyote Hills Land Use Plan
- DUST Marsh Implementation
- Adjacent Patterson Ranch Development
- Agriculture and Open Space Easements
- ACFCWCD Flood Control Projects



2005 LAND USE PLAN PROGRAM



- Maintain and Expand Habitat Diversity
 - Willow Marsh
 - Riparian
 - Seasonal Wetlands
 - Coastal Prairie



2005 LAND USE PLAN PROGRAM



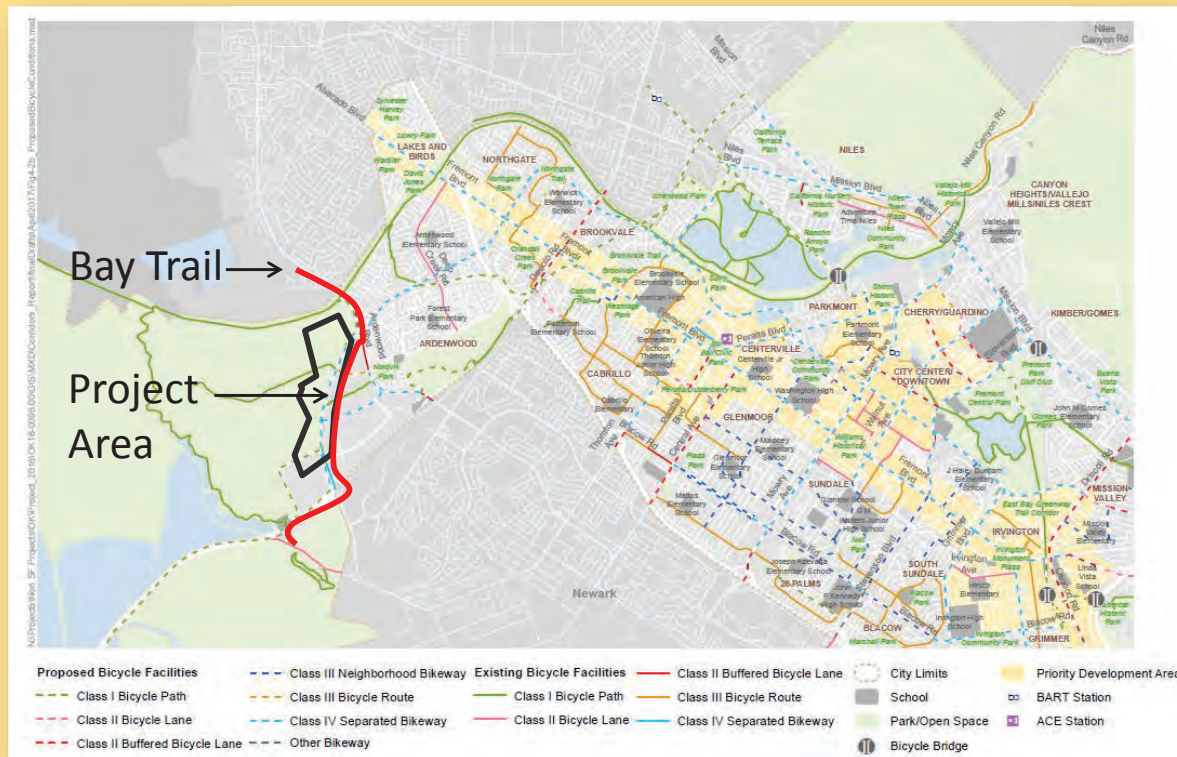
- Provide a New Picnicking Area with Parking
- Relocate Park Entrance Kiosk



Existing Informal Parking



TRAIL CONNECTIONS



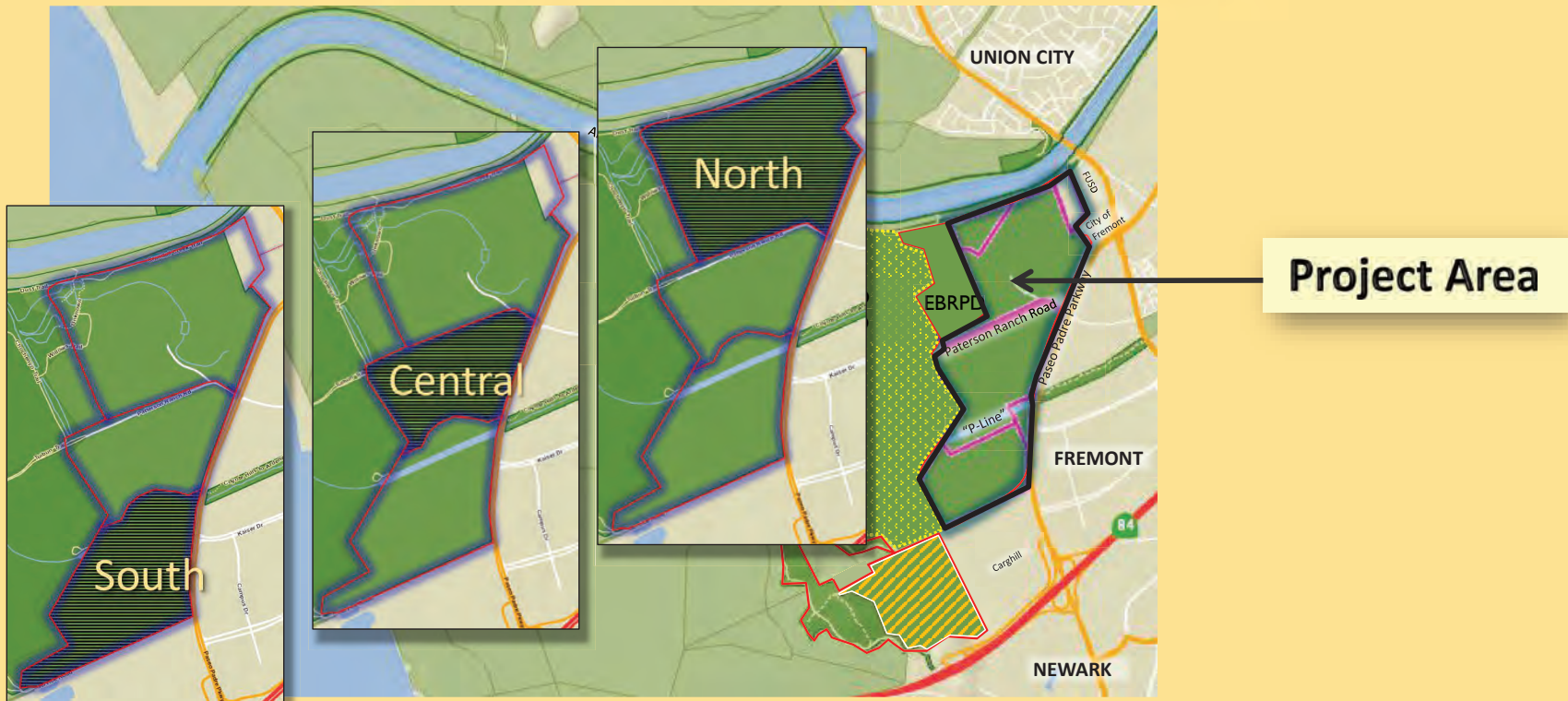
Source: 2017 Fremont Draft Bicycle Plan

PROJECT CHARACTERISTICS

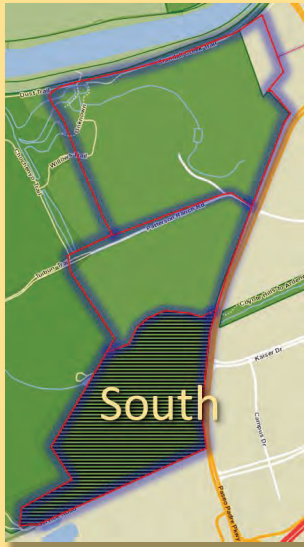
- **LAND USE PLAN:** For new acquisition to Coyote Hills Regional Park
- **SIZE:** Approximately 306 acres, formerly part of Patterson Ranch
- **FOCUS:** Opportunities for outdoor recreation, restoration and urban agriculture
- **PROJECT COMPONENTS:**
 - Community Engagement
 - Concepts and Schematic Designs
 - Land Use Plan Amendment & Design Development
 - Environmental Document



PROJECT CHARACTERISTICS



ARDENWOOD CREEK FLOOD CONTROL PROJECT



AGENDA

1. Project Introduction
2. Project Goals
3. Site Conditions
4. Site Opportunities and Challenges
5. Next Steps



PROJECT GOALS AND OBJECTIVES

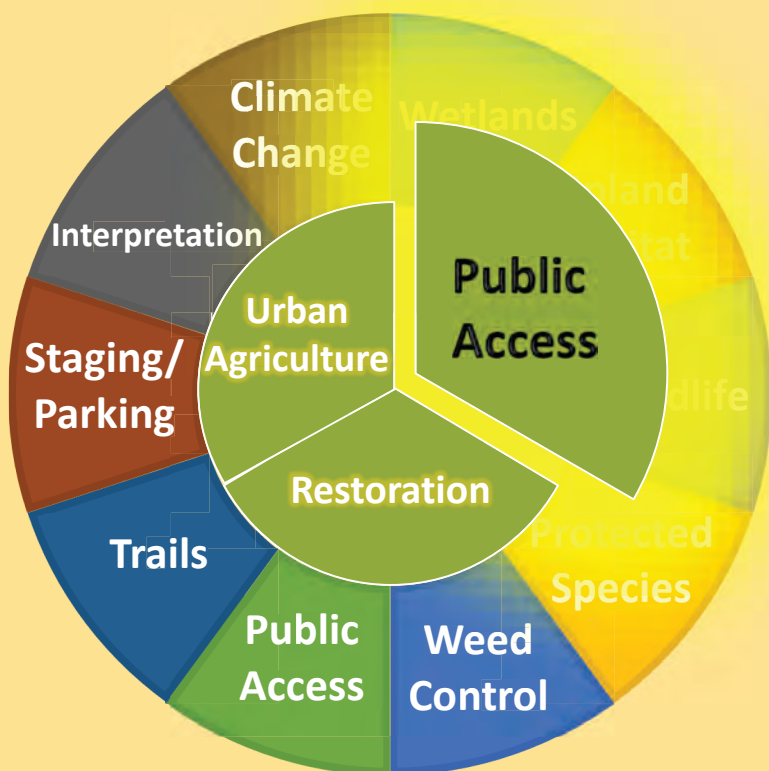


Build on Plans and Policies of Local and Regional Agencies:

- EBRPD
- Baylands Ecosystem Habitat Goals
- California State Wildlife Action Plan
- City of Fremont
- Alameda County
- ABAG Bay Trail Plan
- Don Edwards SF Bay National Wildlife Refuge



PROJECT GOALS AND OBJECTIVES

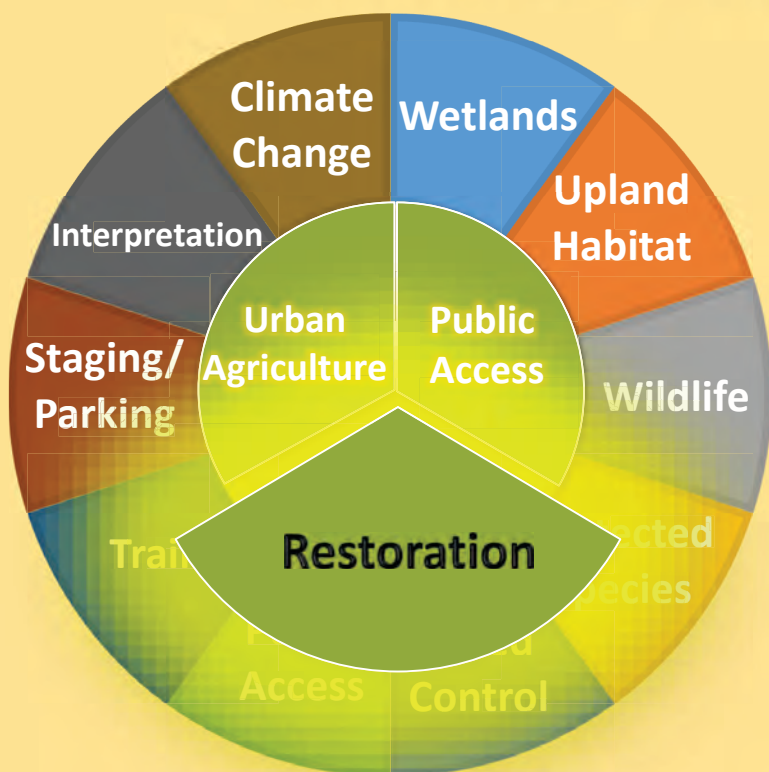


Public Access

- Provide a more prominent park entrance
- Improve staging/parking, trails and connections, habitat buffers, *Climate Smart Park* interpretive exhibits



PROJECT GOALS AND OBJECTIVES



Habitat Restoration

- Restore and enhance riparian, wetland and grassland habitats
- Design habitats to increase plant and animal diversity



PROJECT GOALS AND OBJECTIVES



Urban Agriculture

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



PRESENTATION

1. Project Introduction
2. Project Goals
- 3. Site Conditions**
4. Site Opportunities and Challenges
5. Next Steps



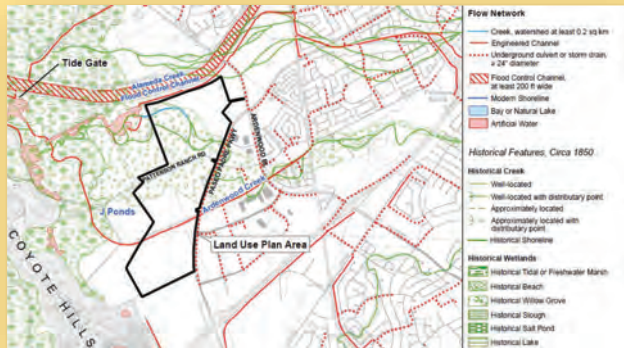
SITE CONDITIONS OVERVIEW

- **Historic Landscape Conditions**
- **Agriculture and Open Space Easements**
- **Soils / Geology**
- **Watershed/Hydrology**
- **Flood Hazard Areas**
- **Wetlands**
- **Wildlife Species**
- **Plant Communities**
- **Sea Level Rise Elevations**
- **Cultural Resources**
- **Trail Connections**



SITE CONDITIONS

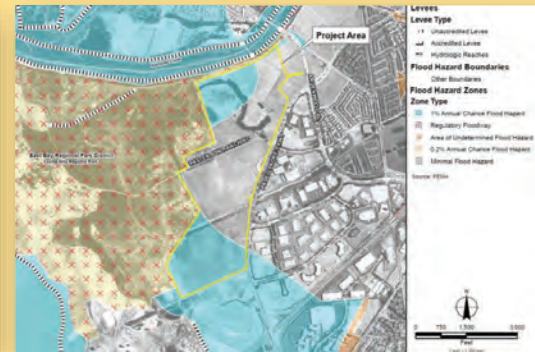
HISTORIC LANDSCAPE



WATERSHED HYDROLOGY

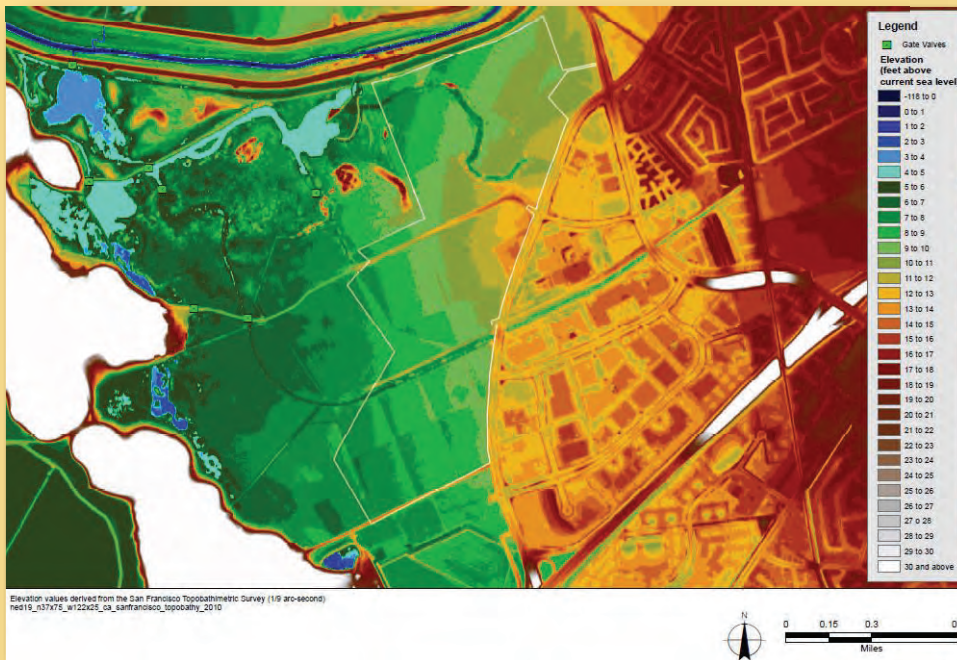


FLOOD HAZARD



SITE CONDITIONS

ELEVATIONS, FLOODING, AND SEA LEVEL RISE



SITE CONDITIONS

SEA LEVEL RISE: CURRENT



SEA LEVEL RISE: + 2' (2070)



SEA LEVEL RISE: + 5' (2100)

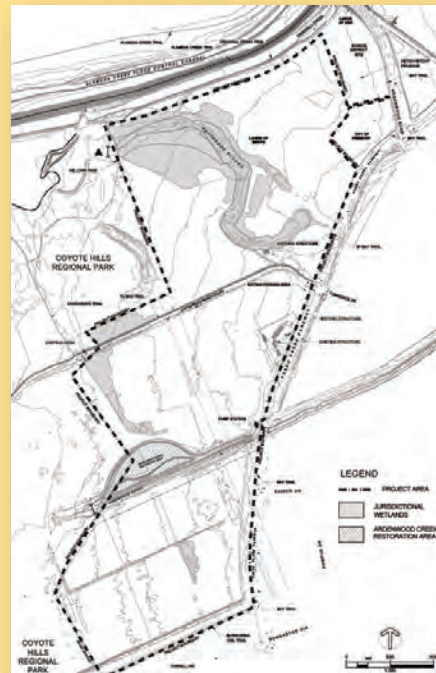


SITE CONDITIONS

GROUNDWATER DEPTH



WETLANDS



- Patterson Slough Riparian Area
- Freshwater and Seasonal Wetlands
- Western Seasonal Wetlands
- Ardenwood Creek Flood Control and Restoration Project



SITE CONDITIONS

TOPOGRAPHY



SOIL CONDITIONS



SITE CONDITIONS

AGRICULTURE



**AREA FARMED
IN 2016**



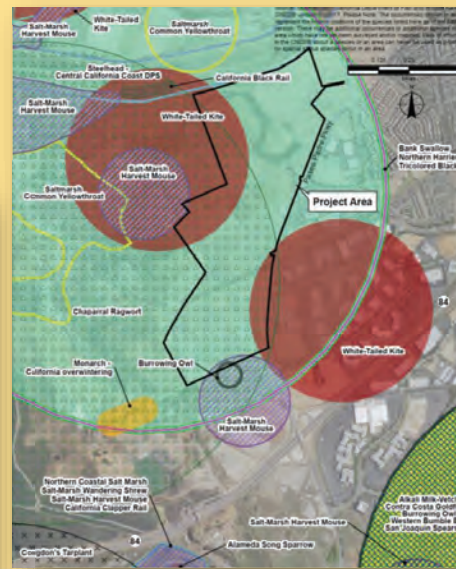
SITE CONDITIONS

PLANT COMMUNITIES



D	Developed Land (11.9)
Ov	Oak Woodland (1.0)
Rg	Ruderal Grassland (215.8)
Ag	Agricultural Crop Land (19.2)
Wt	Willow Thickets (2.0)
Wf	Mixed Riparian Forest (11.6)
P	Ponded
RS	Restored Creek Zone (19.4)
Sw	Seasonal Wetland (31.0)
Fw	Freshwater Emergent Wetland (3.2)

WILDLIFE SPECIES



- Riparian Areas / Seasonal Wetlands / Grasslands
- White-tailed Kite
- Northern Harrier
- Burrowing Owl
- Bank Swallow
- Tri-Colored Blackbird



SITE CONDITIONS

CULTURAL RESOURCES



Photo: Ameet Ranadive

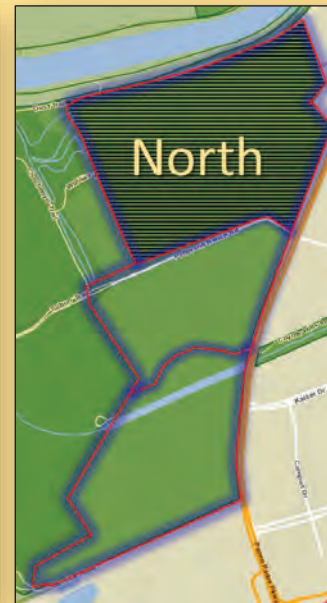
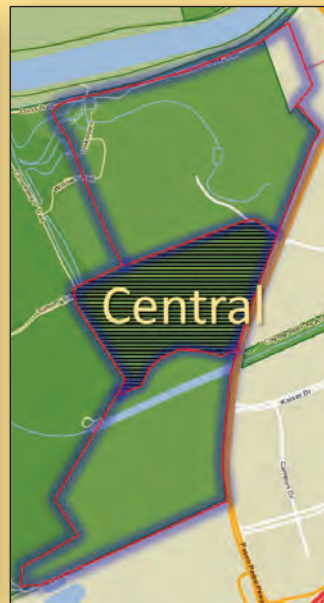
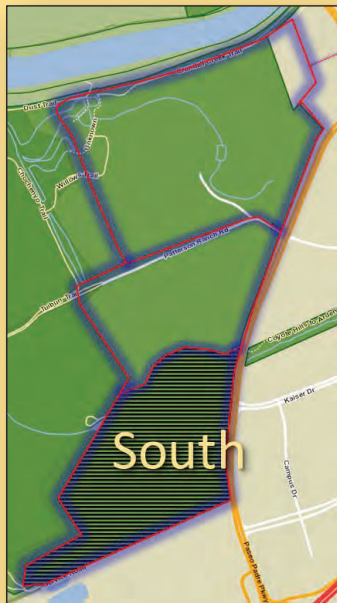


PRESENTATION

1. Project Introduction
2. Project Goals
3. Site Conditions
4. Site Opportunities and Challenges
5. Next Steps



SITE OPPORTUNITIES AND CHALLENGES



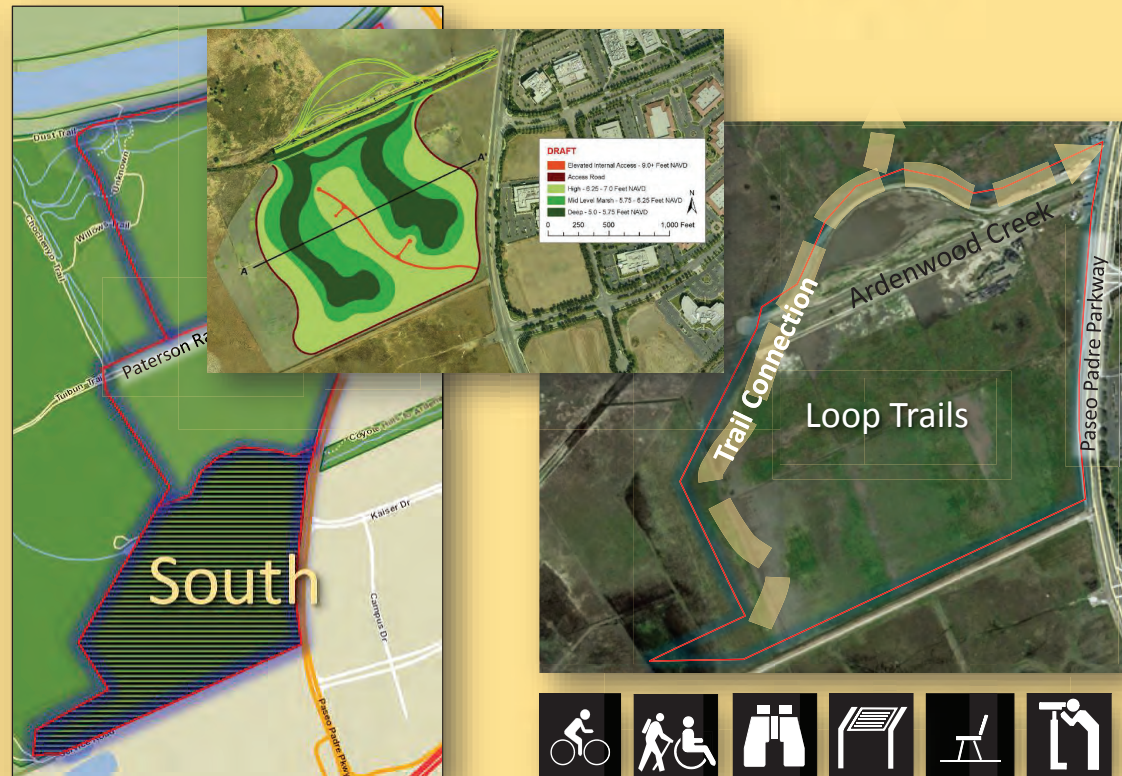
Zones and Emphasis

- South: Flood Control
- Central: Agriculture
- North: Habitat
- All: Public Access

OPPORTUNITIES AND CHALLENGES

EMPHASIS: FLOOD CONTROL

- Trails & Connections
- Wildlife Viewing
- Wetland Restoration/Mitigation
- Sea Level Rise, Flood Resiliency
- Interpretation
- Climate Smart Park



OPPORTUNITIES AND CHALLENGES

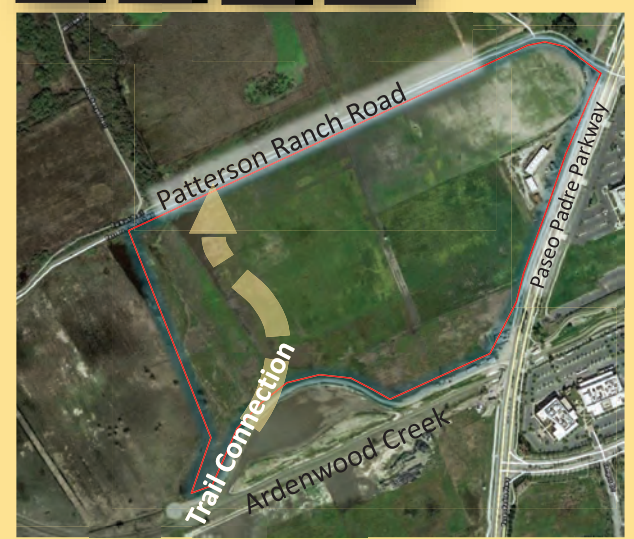
- Planned Flood Management Facility
- ACFCWCD Mitigation/Agreement
- Sensitive Habitat
- Bridge for Trail Connectivity
- Poor Drainage and Saline Soils
- Existing Utilities



OPPORTUNITIES AND CHALLENGES

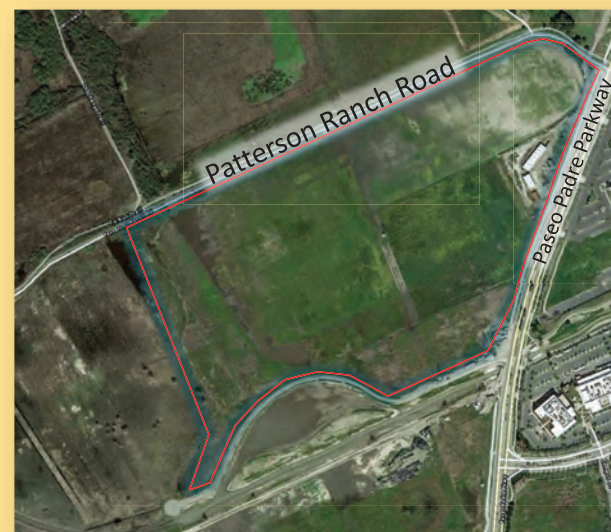
EMPHASIS: AGRICULTURE

- Staging, Park Entry, Picnic
- Trails & Connections
- Wildlife Viewing
- Habitat (roosting/trees)
- Sea Level Rise, Flood Resiliency
- Visual Access/Aesthetics
- Interpretation
- Climate Smart Park



OPPORTUNITIES AND CHALLENGES

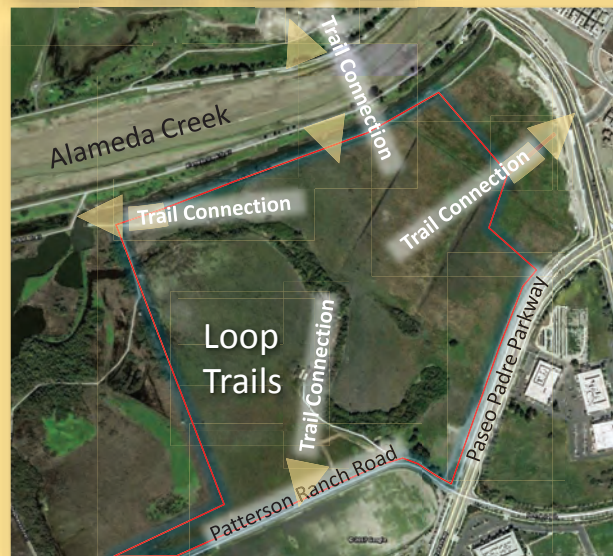
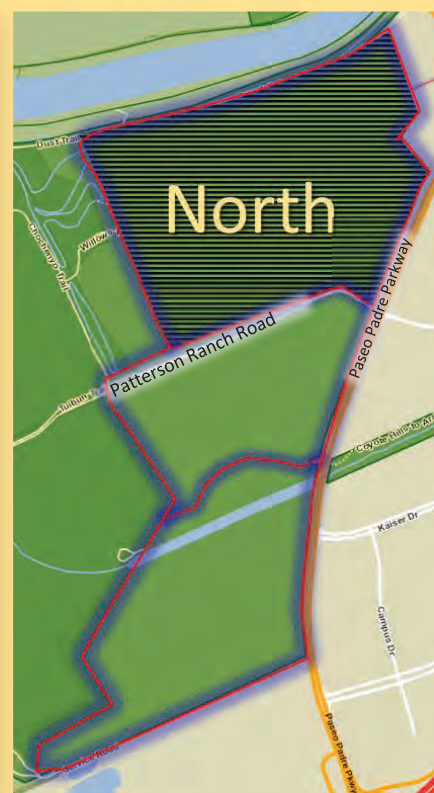
- Active Farming and Lease
- Sensitive Habitat
- Traffic Ingress/Egress
- Cultural and Historic Resources
- Poor Drainage and Saline Soils



OPPORTUNITIES AND CHALLENGES

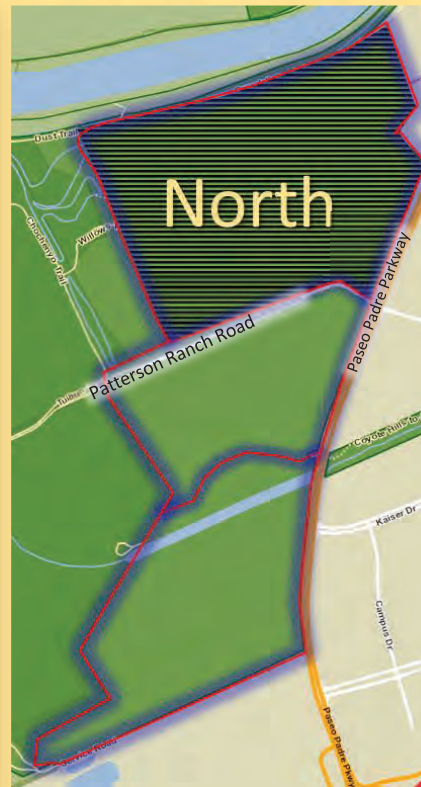
EMPHASIS: HABITAT AND PUBLIC ACCESS

- Wetland, Riparian, and Grassland Restoration
- Re-establish Historic Creek Channels
- Sea Level Rise, Flood Resiliency
- Trails & Connections
- Picnic Area
- Wildlife Viewing
- Raptor Habitat (roosting/trees)
- Cultural and Historic Resource Interpretation
- Climate Smart Park

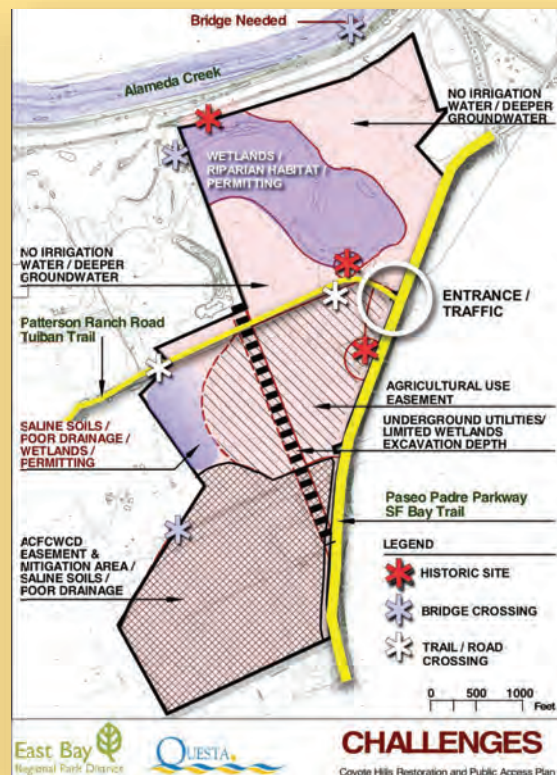
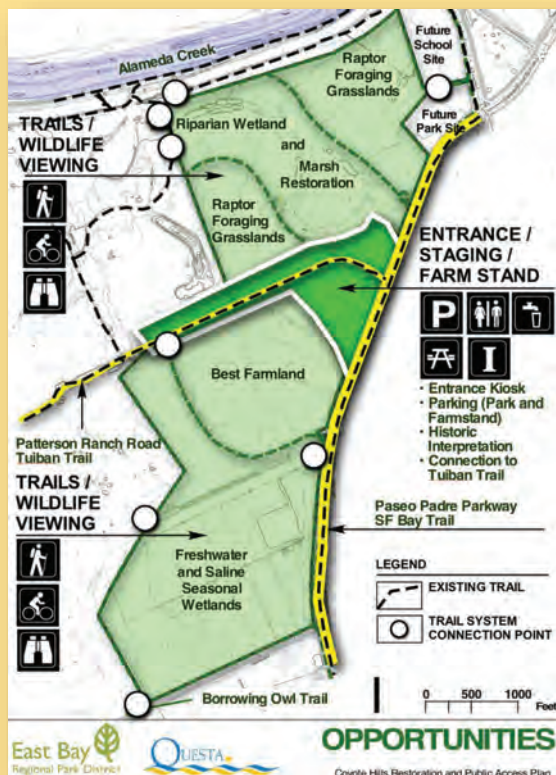


OPPORTUNITIES AND CHALLENGES

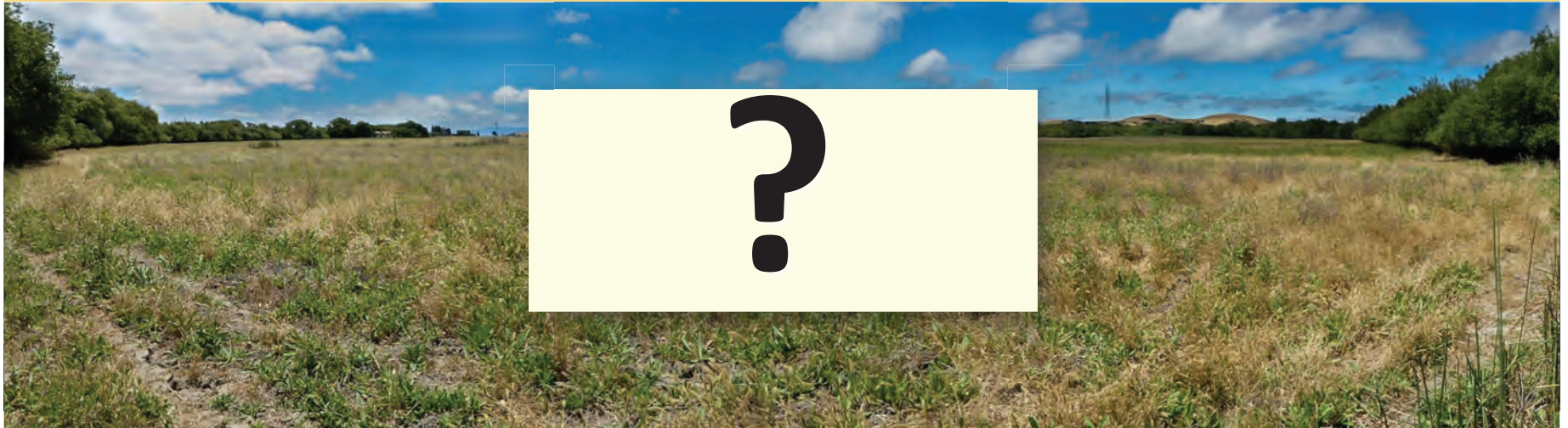
- Cultural Resources
- Sensitive Habitat
- Saline Soils
- Water Supply for Agriculture
- Adjacent Land Uses: School and Park Coordination



OPPORTUNITIES AND CHALLENGES SUMMARY



GENERAL QUESTIONS



BREAK-OUT GROUPS (20 Minutes)

- What public access features mentioned in the presentation are most important?
- What public access features were not mentioned in the presentation that should be considered?
- What priority order should be given to:
 - Improving bird habitat
 - Additional parking and trails
 - Additional picnic areas
 - Other
- What is the most important habitat association to enhance?
- What else could be done to improve the visitor experience in the project area?



PRESENTATION

1. Project Introduction
2. Project Goals
3. Site Conditions
4. Site Opportunities and Challenges
5. Next Steps



OUTCOMES

- ✓ **Land Use Plan Amendment**
 - District
 - Stakeholders
 - Community
- ✓ **Environmental Document (CEQA)**
 - Project concept and strategy for permitting
 - Mitigation incorporated into project
- ✓ **Park Development Plan**
 - Phase implementation
 - Design within budget
 - Work with partnerships and funding strategies



PROCESS

- Summer 2017 – Community Workshop #1: Existing Conditions**
- Fall 2017 – Community Workshop #2: Preliminary Project Description**
- Winter, Spring 2017/2018 –Draft Plan and Environmental Review**
- Summer 2018 Approve and Adopt Plan and Environmental Document**



INFORMATION

WEBSITE:

<http://www.ebparks.org/about/planning#patterson>

For more information please contact:

Karla Cuero, Project Coordinator

510-544-2622

kcuero@ebparks.org





Thank you!



**Coyote Hills Restoration and Public Access Project
Community Workshop 1 Meeting Notes**

August 14, 2017

General Questions:

1. Who owns the church parcel?
 - a. EBRPD.
2. Agricultural Lease: Who is the lease with, and how long is it effective?
 - a. Perry Family Farms.
 - b. Lease is two years with a five-year option for extension.
3. Who owns the property at the corner of Paseo Padre and Ardenwood Blvd.?
 - a. City of Fremont, designated park.
4. When will raptor habitat occur? What is the timeline?
 - a. Improvements to provide raptor habitat will be a part of the Land Use Plan planning and implementation process.
5. Why is agriculture not being planned north or south of the central site area?
 - a. To the north, there is no existing water supply.
 - b. The south portion of the site is Flood Control District lands and will be used for wetlands restoration and flood storage.
 - c. Agriculture in the central portion of the site can be expanded.
 - d. Some areas of the site are saline, so have limited agricultural potential.
6. There are cultural resources at the site.
 - a. Archeology sites have been identified, and appropriate avoidance measures will be incorporated into the Plan.
 - b. Native American consultation is a part of the process.
 - c. Human remains have been found at the site in the past, and District has worked with the Most Likely Descendent.
7. Does the Agriculture designation affect expansion of willow groves on the site, especially in the central area? (Can willows be planted here?)
 - a. No, the western portion of the central area is lower and has shallow groundwater, so is not suited for agriculture.
 - b. The agricultural field is a few feet higher, and the groundwater depth is greater, so it is less ideal for willows.
 - c. There is a willow planting project being implemented now in the current Park area (west of the project area), and will not be affected. They are located in low-lying areas similar to Patterson Slough.

- d. With variable groundwater, salinity, climate changes and other environmental conditions, we are trying to figure out the appropriate vegetation mosaic for the site.
8. What is the general planning time horizon?
- a. Another Community Workshop will be held in the fall, with environmental evaluation and plan development; goal is to complete the planning process in the summer of 2018.
 - b. Please refer to the Outreach Program Overview for more information on opportunities to provide project input.
9. What is the District-wide policy regarding agricultural use of District lands?
- a. There is an existing agricultural easement on the property and will be part of the project.
10. Does the District have goals regarding Urban Agriculture?
- a. TBD
11. What is happening with the school site?
- a. At this time, the Fremont Unified School District has not shared with the District its current plans, but has asked that any planning in the immediate area of the school site be deferred until a decision is made by the school district regarding site use and configuration.
12. Who built the trail by the school site?
- a. KB Homes, the residential property developer, was required to extend the Bay Trail south along Paseo Padre Parkway, and that is the wide sidewalk on the west side of the street.

Summary of comments from Breakout Sessions:

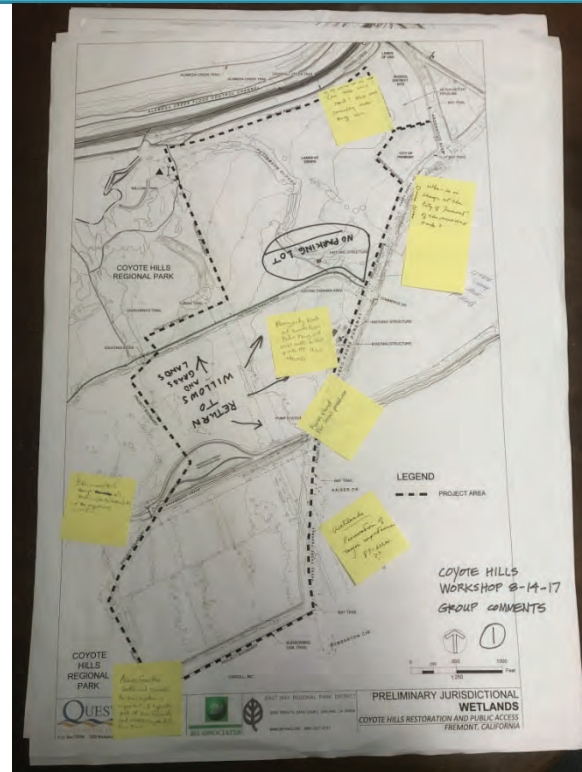
1. Expand existing Oak grove at site entry
2. Provide elevated bird observation platforms
3. Keep parking on the south side of Patterson Ranch Road
4. Use the hilly area (west of study area) for a higher elevation trail to get better views
5. Provide a community garden and farm stand
6. Provide a better 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—through, around or elevated as needed
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

Next Steps:

- Alternatives, concept and implementation strategies
- Workshop 2
- All workshop materials will be placed on District website

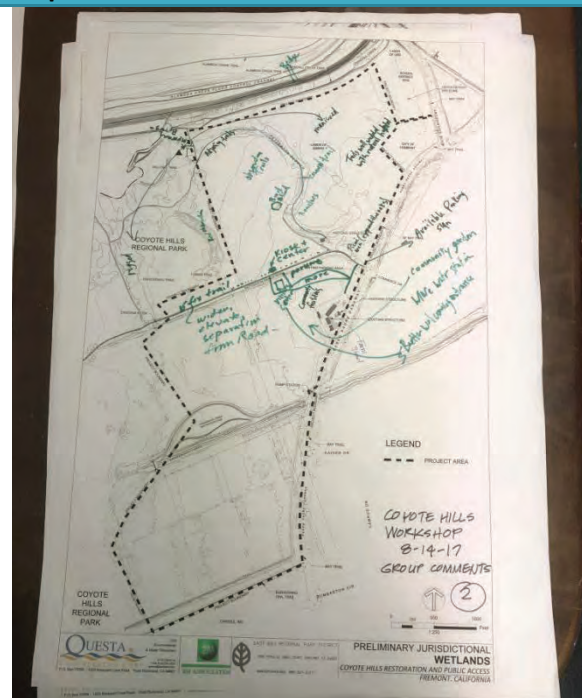
Break out session map notes and comments:

Map 1



a	Can raise this area (Crandall Creek Trail)? Here was covered by water during rain.
b	Who is in charge of The City of Fremont proposed park?
c	No parking lot (north side of Patterson Ranch Road)
d	Return (central area) to willows and grasslands
e	Farm stand for local produce
f	(south area) Wetlands preservation of major importance (87 acres)
g	Public access/trails through all sections (north/middle/south) is critical
h	Access from the south and connection to trail system is important, I typically park at Don Edwards and access Coyote Hills from there.
i	Address potential congestion during events

Map 2



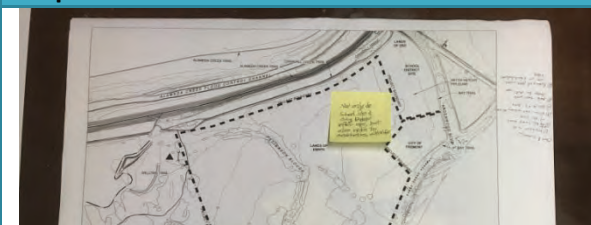
a	Bridge (over Alameda Creek)
b	Improved bridge (Willows Trail)
c	Adjoining trails: manicured to rugged. Trails well wedded with natural habitat.
d	Observation trails, bird blinds, benches
e	Connect trail across Patterson Slough
f	Fix (Tuibun) trail- widen, elevate, separation from road
g	Kiosk plus center, parking on south side, more parking
h	Picnic area and expand the oaks at entrance
i	Visitor center and community facilities at entry
j	Community garden
k	More welcoming entrance
l	More water stations
m	Farm stand

Map 3



a	Another entrance (Ardenwood near school site)
b	Ballfields/no ballfields (NE corner)
c	Trails (east of Patterson Slough)
d	Ticks (west of Patterson Slough)
e	Widen (Tuibun) trail
f	Signal (Patterson Ranch and Commerce intersection)
g	Parking and picnic facilities away from habitat
h	(Improve) trail connection (Ardenwood Creek/Line P across Paseo Padre)—crossing signal or bridge

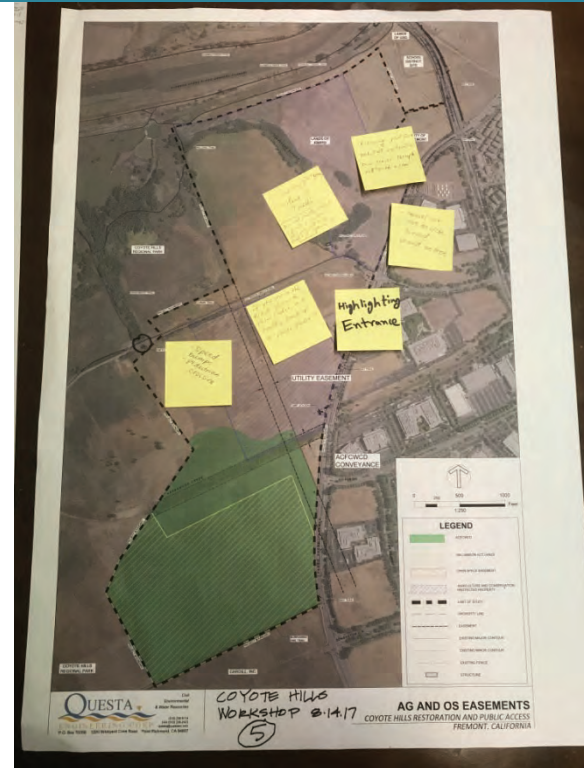
Map 4



a	Not only do school site and city park site offer opportunities, but also risks to aesthetics and wildlife
b	Split parking between north and south side (of Patterson Ranch Road)
c	Don't get too far into urban ag on this acreage. Plan for ending ag lease

d Make sure enough access track to assure multi use (pedestrian, bike)

Map 5



a Viewing Platform, Habitat restoration, Few trails through restored areas

b Viewing Platform instead of trails. DO we really need a picnic area in this project area? Better to leave it natural

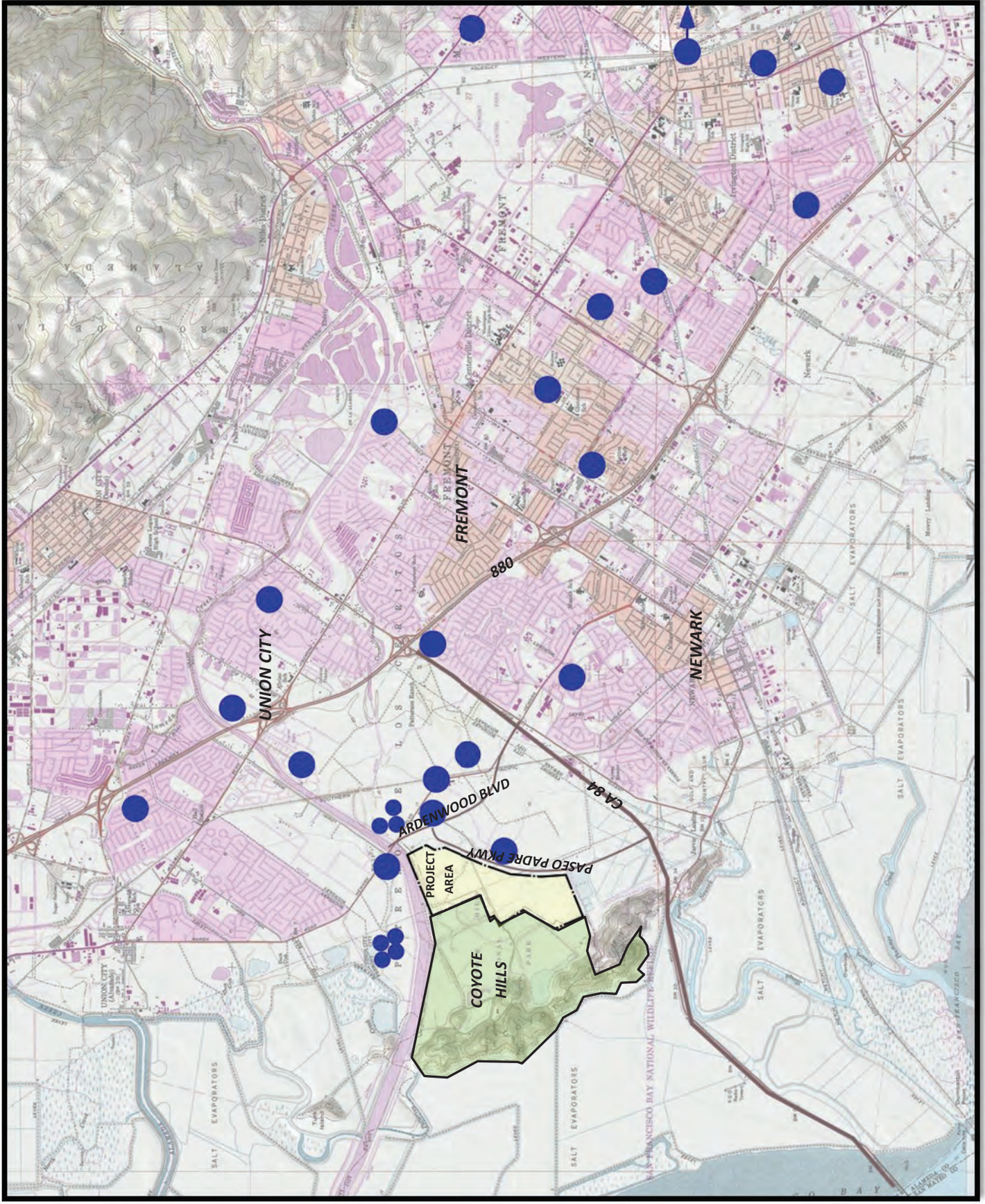
c Gravel lot not as close to road

d Highlighting entrance

e If you move the kiosk closer to Paseo Padre, will traffic back up to Paseo Padre?

f Speed bumps – pedestrian crossing

Workshop participants identified where they live in relation to Coyote Hills on a map:

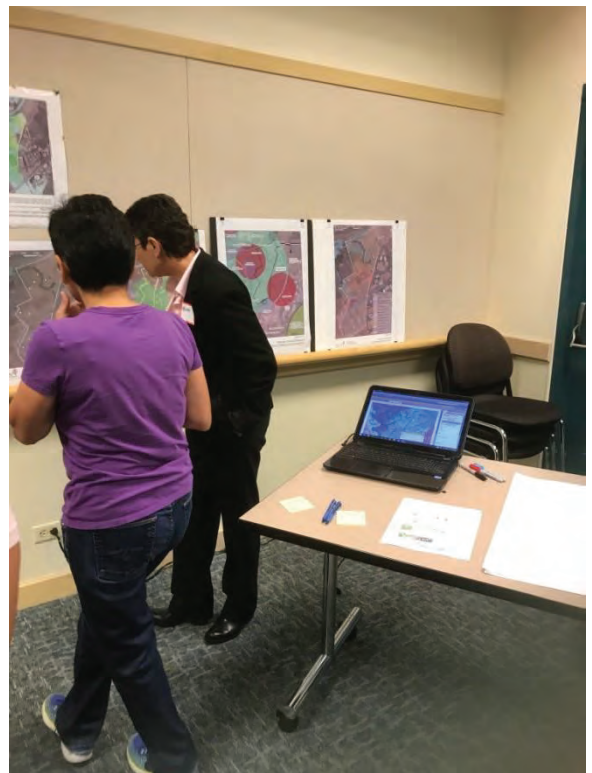
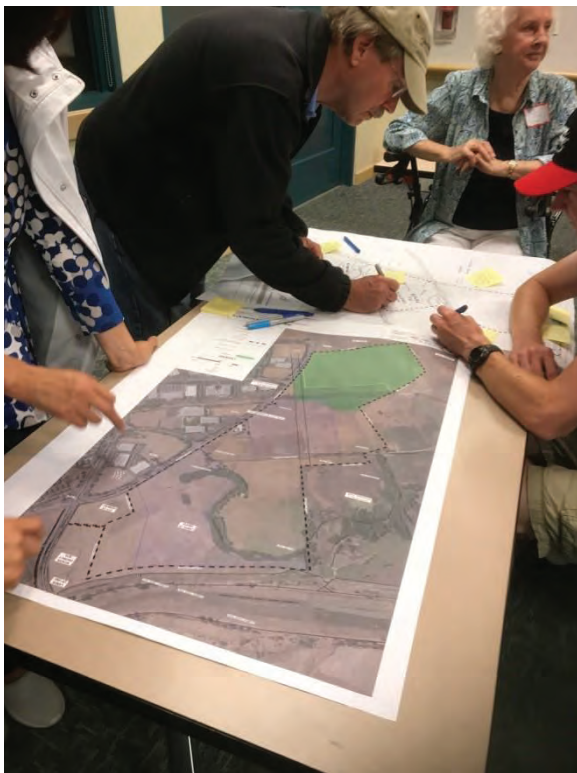
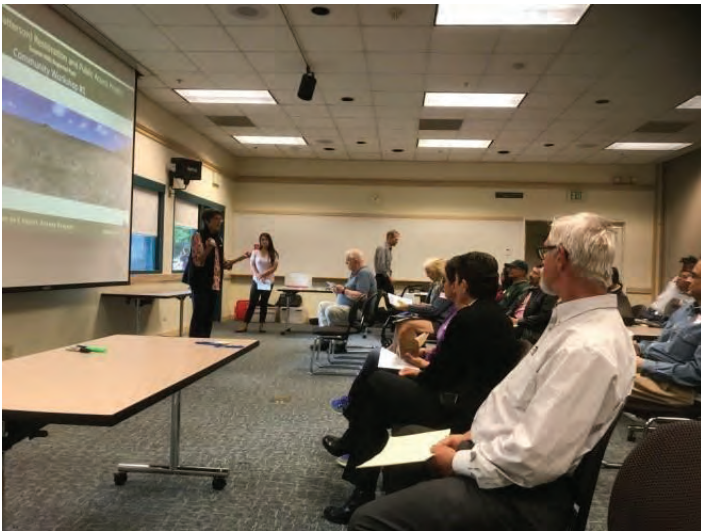


● Attendees' location in relation to Coyote Hills

Photos from meeting:



Photos from meeting:



Photos from meeting:





Coyote Hills Restoration and Public Access Project Survey

1. Where do you live?
 - a) Fremont
 - b) Newark
 - c) Union City
 - d) Other _____

2. How often do you visit Coyote Hills Regional Park?
 - a) Several times per week
 - b) At least once per week
 - c) At least once per month
 - d) 4-10 times per year
 - e) 1-3 times per year
 - f) Never

3. When you visit the park, how long do you usually stay?
 - a) More than 3 hours
 - b) Between 1-3 hours
 - c) 1 hour or less

4. When visiting the park, what activities do you take part in? (select all that apply)
 - a) Hiking/walking
 - b) Running
 - c) Biking
 - d) Bird watching
 - e) Nature photography
 - f) Picnicking
 - g) Other _____

5. The last time you visited the park, what mode of transportation did you use to get there?
 - a) Drove personal vehicle
 - b) Used public transportation
 - c) Bicycled
 - d) Walked
 - e) Other _____

6. If you drive to the park, where do you usually park your vehicle?
 - a) In the paid parking lot (after the kiosk)
 - b) In the informal gravel lot at Paseo Padre Pkwy. and Patterson Ranch Rd.
 - c) On the street
 - d) Other _____

7. How much do you think improving the park entrance and parking lot will improve safety for bicyclists, pedestrians, and motorists?
- Very significantly
 - Significantly
 - Less than significantly
 - No change
8. What amenities, additions, or improvements would you be most interested in seeing at the park, within the project area? (select all that apply)
- Picnic tables
 - More trails/trail connections
 - Interpretive exhibits
 - Raised nature viewing platforms
 - Restrooms
 - Parking
9. Coyote Hills Regional Park may be at risk in the future to the effects of climate change and sea level rise. How important to you is it that the park be managed for climate change?
- Very important
 - Somewhat important
 - Uncertain
 - Not important
10. The project presents an opportunity to restore wetlands. Would you support wetland restoration, with some parts of the area off-limits to visitors to create a balance between restoration and public access?
- Yes, I'd support wetland restoration with some areas off-limits to visitors
 - Uncertain
 - No, minimize wetland restoration and allow public access to more areas
11. Coyote Hills Regional Park is one of the most popular bird watching locations in northern California. Do you support habitat restoration efforts to increase use of the park by birds and other wildlife, including attracting wildlife for the enjoyment of park visitors?
- Strongly support habitat improvement for birds and other wildlife
 - Somewhat support habitat improvement for birds and other wildlife
 - Uncertain
 - Do not support habitat improvement – make more of the land available for public use
12. How important is bird watching to you? Do you support efforts to make better bird watching facilities such as screened and elevated bird watching platforms and provision of bird identification materials?
- Bird watching and nature photography is very important – provide platforms and materials
 - Bird watching is somewhat important
 - Uncertain
 - Bird watching is not that important – use the resources for parking and trails

COYOTE HILLS REGIONAL PARK
Restoration and Public Access Project
November 13, 2017 – Fremont Senior Center
Community Workshop #2 Summary Packet

Approximately 20 members of the public attended the second community workshop for the Coyote Hills Regional Park Restoration and Public Access Project on November 13, 2017.

During the presentation on the project, an overview of the public outreach process and project goals and objectives for the approximately 300-acre project area was discussed. Three program options were also presented, followed by questions and answers. Following the presentation and Q&A, workshop attendees broke off into three groups to look at program options in greater detail, and formulated comments, questions, and suggestions.



This summary packet includes the following work products from the workshop:

- Workshop Notice
- Agenda
- Sign-in Sheet
- Workshop Questions & Comments Summary
- Presentation
- Comment Cards received during workshop



Staff will take the input from the community into consideration as the Project is developed. Staff anticipates having a Project development plan ready to present to the Board of Directors in Summer 2018.

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 or (510) 544-2622.

Public Information Meeting

Junta informativa para el público

सार्वजनिक सूचना मीटिंग

公眾資訊會議

Coyote Hills Regional Park Restoration and Public Access Project

Parque Regional Coyote Hills Proyecto de restauracion y acceso para el publico

कोयोटे हिल्स रीजनल पार्क पुनर्स्थापना एवं सार्वजनिक पहुंच परियोजना

Coyote Hills地區公園 重建與公眾使用計劃



Monday, November 13, 2017 7:00 - 9:00 p.m.

We want to hear from you!

The project team will hold our second public meeting to provide information on the planning and development process.

We welcome your suggestions and feedback in our continuous effort to enhance your experience at Coyote Hills.

**Fremont Senior Center
40086 Paseo Padre Pkwy
Wing A
Fremont, CA 94538**

Monday, November 13, 2017 7:00-9:00PM

For more info, visit:

<http://www.ebparks.org/about/planning#patterson>

Contact:

Karla Cuero

Project Coordinator

kcuero@ebparks.org

(510)544-2622





Coyote Hills Restoration and Public Access Project Area



Coyote Hills Regional Park
Public Access and Habitat Project
Community Workshop #2

Agenda

(November 13, 2017)

- 1. Welcome and Introductions**
- 2. Presentation**
- 3. General Questions and Answers**
- 4. Review 3 Project Concepts
(Group Discussion)**
- 5. Summary and Next Steps**



Coyote Hills Restoration and Public Access Project

**PUBLIC WORKSHOP
November 13, 2017**

DO YOU HAVE A COMMENT?

Comment Sheets may be deposited in the comment box or e-mailed to:

Karla Cuero, Project Coordinator
kcuero@ebparks.org

Thank you!

Please Check	General Area of Interest / Comment	Comments
<input type="radio"/>	General Planning Process	_____ _____
<input type="radio"/>	Goals for Coyote Hills Regional Park expansion (Patterson)	_____ _____
<input type="radio"/>	Status of a Particular Resource	_____ _____
<input type="radio"/>	Trails	_____ _____
<input type="radio"/>	Specific Management Concerns	_____ _____
<input type="radio"/>	Priorities	_____ _____
<input type="radio"/>	Other	_____ _____

Please use the space on the other side of this sheet if you have additional comments.



Coyote Hills Restoration and Public Access Project

PUBLIC WORKSHOP

Sign-In Sheet

Date: November 13, 2017
 Time: 7:00PM
 Location: Fremont Senior Center

NAME (please print)	Representing	Email	How you hear about this meeting?
Chris Barton	EBRPD	cbarton@ebparks.org	
Karla Cuero	EBRPD	kcuero@ebparks.org	
Mary Mattingly	EBRPD	mmattingly@ebparks.org	
Barbara Seeks	—	bis seeks@earthlink.net	
Allysa Khor	Ponderosa Cove	akhor88@gmail.com	
Donna Olsen	Tri-City Ecology	teeedonna@tucos.com	
Gus Morrison	"	mayorgus@hatmail.com	
Ling He	NRCS	l.inghe@ca.usda.gov	
Irma Flores-Mendoza	self	irmafmz@yahoo.com	mail flyer

Coyote Hills Restoration and Public Access Project

PUBLIC WORKSHOP

Sign-In Sheet

Date: November 13, 2017
Time: 7:00PM
Location: Fremont Senior Center

NAME (please print)	Representing	Email	How you hear about this meeting?
Tlaloc Medina	EBRPD	tmedina@ebparks.org	
JANA SOKALC	CCCR/FCH	janas/c@aol.com	
Michelle Myers	ACWD	Michelle.myers@acwd.com	Work
Maggie Clark	self	maggielark99@gmail	
Mary Deschene	San Francisco Bay Wildlife Society	mary.deschene@sfbws.com	email
Doug Perry	Perry Farms	dougsperryfarmsorganic	email
Ruth Pinta	Ohlone Elder	no email address	received Ohlone most likely contact mailing
FRED & CONCHITA VICERZA		afredvicerza@gmail	
Elenita Fermin		elenitafermin@thegetal.net	mail
Stephan Gallegos	self		
ARI PEREZ	SELF	ARI@PEREZ2@GMAIL.COM	

COYOTE HILLS REGIONAL PARK
Restoration and Public Access Project
November 13, 2017 – Fremont Senior Center
Workshop #2 Questions & Comments Summary

General Questions

1. Is there an update on the status of the school and City of Fremont park property?
 - a. EBRPD has been in contact with both; school site is complex due to Hetch Hetchy easement through site. Park is not a City priority. District has access easement directly from Ardenwood Blvd.
2. Will the existing overflow parking area be affected by this project?
 - a. No, it is not within the study area.
3. How will the paving surface be determined?
 - a. Shared-use bikeways that go through the site will likely be paved, such as a north-south connection or the path along Patterson Ranch Road. Other paths, such as hiking only, could be natural surface or gravel permeable pavement.
4. What about the connection to Alameda Creek Trail? Who built it?
 - a. The Bay Trail on the west side of Ardenwood and Paseo Padre and the connection to the Alameda Creek Trail was built by the developer of Patterson Ranch subdivision as a condition of approval. All of the public trails within the new park area will be accessible, designed with grades of 4.5% or less to be compliant with building codes and ADA requirements.
5. Will the presentation be made available on the website?
 - a. Yes, and maps of the three options under consideration are also available to take home.
6. Have you made any considerations for road kill across Paseo Padre?
 - a. It is currently a ruderal field; the project is intended to attract a diverse mix of species, but it won't necessarily increase the density of wildlife populations.
 - b. Line P (Ardenwood Creek) project included expanded culverts across Paseo Padre and restored the creek area east of the site. This allows wildlife to cross the road, and also connects to a greenway that extends to Ardenwood Farm.
 - c. The school and park sites serve as a buffer zone in the north corner of the site.
7. Have you considered purchasing the School and Park sites?
 - a. There have been no formal discussions on this, but the District is working closely with the City and School District on these parcels and other issues of mutual interest.
8. How do we choose which option we like?
 - a. The most likely preferred alternative will be a mix of several options, including a mix of public and stakeholders input as well as a balance to meet the project goals and objectives.
 - b. With variable groundwater, salinity, climate changes and other environmental conditions, we are trying to figure out the appropriate vegetation mosaic for the site.



9. For the Alameda County Flood Control project, when will it be done?
 - a. Most likely 2-3 years, dependent on funding and regulatory permits.

10. What is the coordination with City of Fremont?
 - a. The District has an access easement to Ardenwood Blvd, and will coordinate with City and schools when that is developed. There is no infrastructure planned in the northeast corner that would conflict with any plans by the City or schools.

11. What about event parking? Could you adopt a program approach and enter into an agreement with nearby businesses to use their parking areas? I would like less of a paved footprint. An acre of parking is a huge impact, and I would like the park to have an undeveloped nature.
 - a. The District is exploring alternative transportation options, such as a bus stop at the site.
 - b. The site's current unpaved lot at the street holds about 50 cars.

12. People currently park off the street – safety for pedestrians crossing the street is a concern. I like the idea of bus service.
 - a. Options for safely crossing the street will be evaluated as part of the project, including working with the City.

13. Sometimes it's hard to get farm equipment in the field or Farm Yard area, so the vehicle access is important in the entry area.
 - a. Comment noted.
 - b. An important part of the Project is improving signage and attractiveness of entry area.

14. Are there different cost considerations for each option?
 - a. Project costs have not been determined yet, but generally Option 1 would likely be the most costly because there would be more initial improvements at the outset.
 - b. Option 3 would generally be the least costly, as there would be less grading and initial capital outlay. (This does not take into account potential expenses such as irrigation improvements and fencing, which would increase project costs).

15. What is Climate Smart farming?
 - a. Safe and efficient use of irrigation water, farm chemicals, composting at the right time, and available resources.
 - b. The goal is to trap carbon dioxide-soil organic carbon-apply compost to also recover nutrients
 - c. Planting woody vegetation, including trees, also captures carbon.
 - d. Support for active transportation options, such as bicycle commuting.

16. Option 3 seems to have a lot of mowed hay, there would be a lot of roadkill—raccoons and possums crossing.
 - a. This option has about 20-40 acres of mowed hay.

17. The new connector that was put in to connect Ardenwood with Alameda Creek Trail is not right—the slope is too steep or uneven.
 - a. Comment noted.

18. Does the parking lot need to be paved? Is this size lot necessary?
 - a. The parking lot is only about 1 acre in size (as compared to the 306-acre project area).

19. How much habitat is proposed in each option?
 - a. Of the 306 acres, about 280 acres in Option 1 – More Habitat, 250 acres in Option 2 – More Climate Smart Farming, and 205 acres in Option 3 – More Agriculture. Hayfields also provide habitat.

Summary of table group discussions:

Table 1 (Patrick Miller):

- Support for pedestrian/bicycle bridge across Alameda Creek
- Parking should be near entry to Paseo Padre
- Like the idea of more shared use paths
- Better connection to City park site
- Option 3 okay only if there is a willing operator

Table 2 (Bob Nisbet):

- Option 2 was the most favorable.
- 2 and 3 are not too different.
- Protect the site's cultural resources.
- Provide new trails, but not too many, not redundant trails.
- Habitat is preferred over agriculture

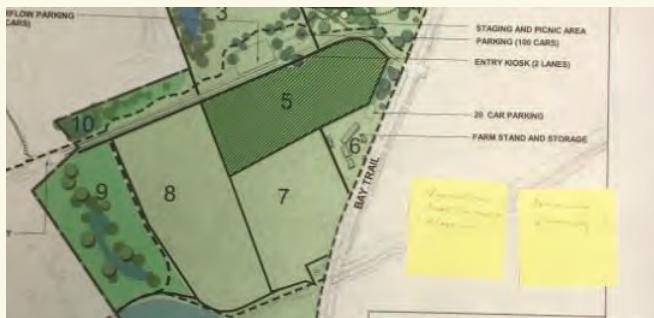
Table 3 (Jeff Peters/Karla Cuero):

- Mr. Perry (site farm lease and operator of Ardenwood Historic Farm) gave insights on agriculture
- LU's 8 and 9 need to be adjusted to reflect site conditions.
- Explore planting orchards to make produce stand more attractive; need fruit.
- Irrigation infrastructure needs to be included in plan, in addition to well repair.
- The farming operation already does "Climate Smart" farming, such as composting and winter cover crop.
- Crop rotation is important for fields 5-7-8.
- There is a deer problem, and a double fence to preclude deer should be considered.
- Preference for more habitat restoration
- Stop light is needed at Paseo Padre Pkwy. and Patterson Ranch Rd.
- Interest in keeping meadow wet (as well as oak savannah) in northern area vs. mowed native hay
- Location of parking is better in Option 1
- Install a gate closer to Paseo Padre Pkwy.
- Park entrance sign needed near Paseo Padre Pkwy.
- Paved trails will be easier for people with disabilities to use
- Definite interest in climate smart farming

Photos of concept plan maps and comments from table group discussions:



- City water for yard (produce stand)
- Better entrance for farm equipment
- Irrigation system improvements to fields 7 and 8
- Consider some fruit trees/orchard in 8



- Agriculture kept in all three plans
- Community gardening



- More shared use trail
- Provide reference scale of acres
- Like bridge (over Alameda Creek)
- Lease [future planned city park] from City of Fremont for parking or open space.
- I don't like fences.



- Like bridge across Alameda Creek
- Mixed use [trails] important so can be enjoyed by all ages
- Like Option 2 with only 5, 7, 8 as farming, using parking options on Concept 1 or 3.

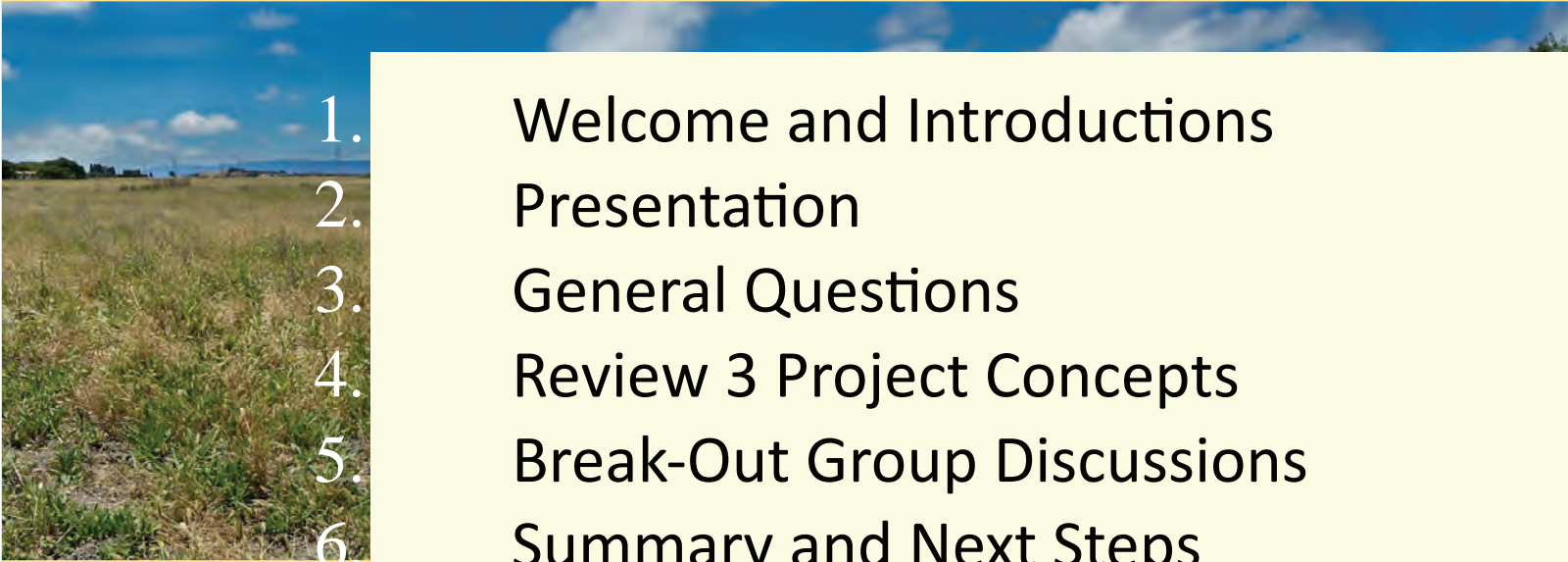
Coyote Hills Restoration and Public Access Project

Coyote Hills Regional Park

Community Workshop #2



Tonight

- 
1. Welcome and Introductions
 2. Presentation
 3. General Questions
 4. Review 3 Project Concepts
 5. Break-Out Group Discussions
 6. Summary and Next Steps



Ground Rules

- Listen
- Keep It Short
- Don't Interrupt
- Take Turns
- Be Polite



Presentation

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Project Introduction

Project Goals

Results – August 2017 Workshop

Historic Ecology and Landscape Units

Land Use/Cover Types

3 Project Concepts

Next Steps



Location



Coyote Hills Regional Park

Location: Ward 5 (Wieskamp)
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

Bay Trail

Dumbarton
Quarry (Future
EBRPD Facilities)

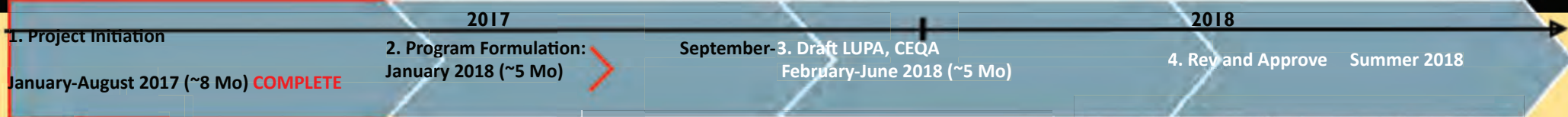
History & Background

- 1967 - Property Acquired (446 ac.)
- 1972 - Land Use Plan (LUP) Adopted
- 1983-1984 - Alameda County Flood Control Lease (472 ac.)
- 1974-1992 - Other Acquisitions (56 ac.)
- 2005 - Land Use Plan Amendment (LUPA), CEQA, Public Review
- 2014 - Patterson Ranch Donation (296 ac.)
- 2016 - “Church” Acquisition (10 ac.)

History & Background

- February 1, 2017 – Initiated work on Public Access and Habitat Plan for Coyote Hills expansion area
- July 6, 2017 – EBRPD Board Executive Committee Update #1
- August 15, 2017 - Community Workshop #1
- November 2, 2017 – Board Executive Committee Update #2
- November 13, 2017 – Community Workshop #2

Outreach and Public Participation



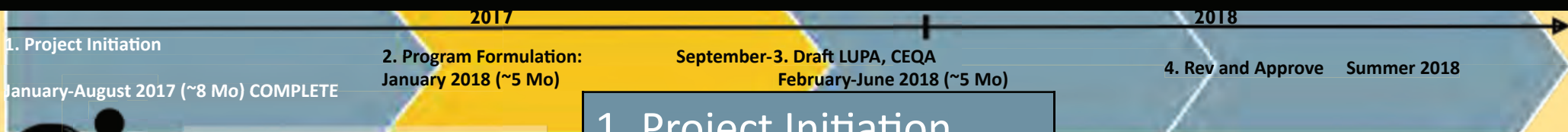
Existing Conditions, Opportunities and Constraints

1. Project Initiation

- EBRPD Board Exec. Committee
- Workshop #1 (Aug 15)
- Other Stakeholders



Outreach and Public Participation



Existing Conditions, Opportunities and Constraints

-
-
-

1. Project Initiation

- EBRPD Board Exec. Committee
- Workshop #1 (Aug 15)
- Other Stakeholders

Concepts and Schematic Designs

-
-
-
-

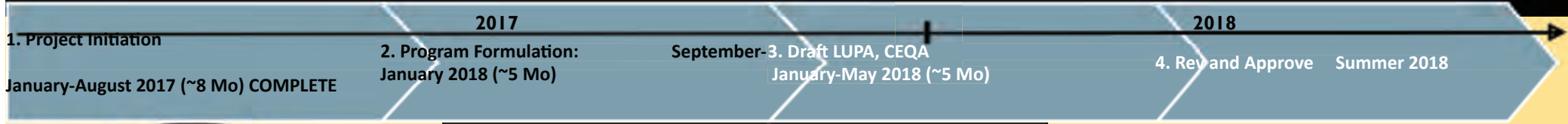
2. Program Formulation

- Board Exec. Committee
- Workshop #2 (Nov 13)
- Other Stakeholders
- EBRPD Board of Directors

Site Program, Project Description



Outreach and Public Participation



Site Program, 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
- EBRPD Board Exec. Committee

#3

- 4. Project Review and Approval
- EBRPD Board of Directors

Restoration and Public Access Project

Adopted Development Plan

LUPA, CEQA

Feedback From Workshop #1

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—through, around or elevated as needed
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



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.



Column1



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.



Column1



3 Planning Areas



Three Areas:
South- Flood Control/Mitigation
Central- Mostly Agriculture
North- Mostly Habitat

SFEI Historical Habitats

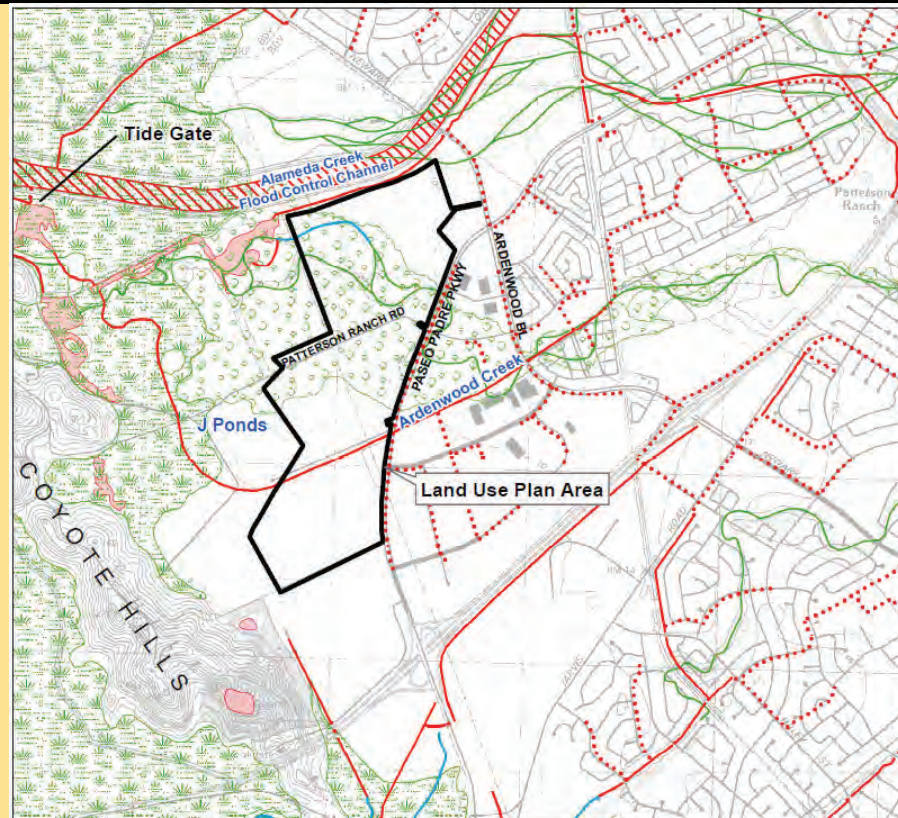
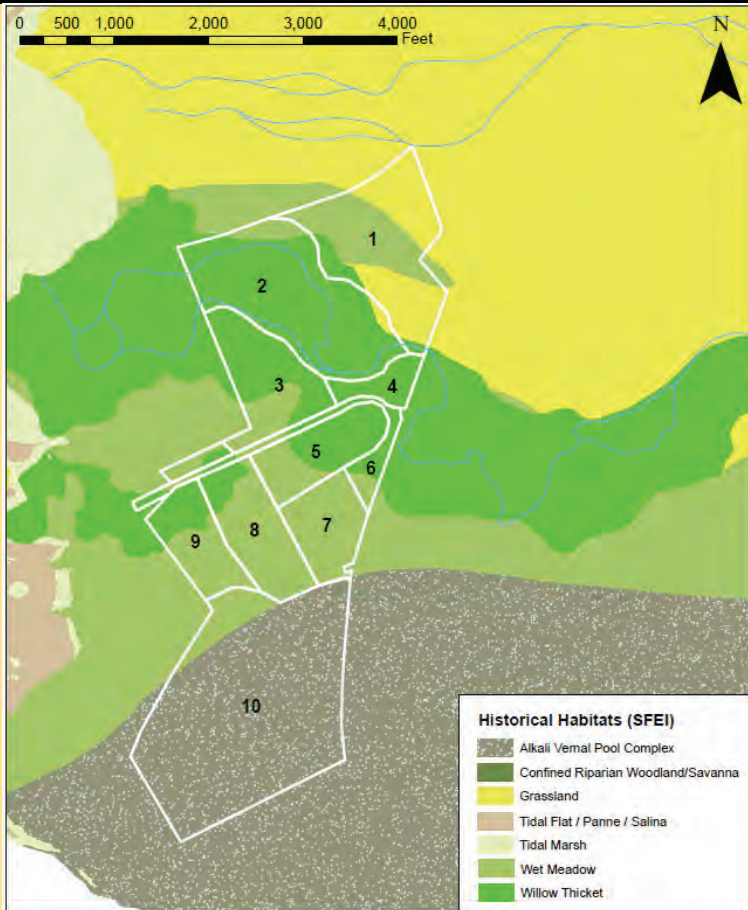
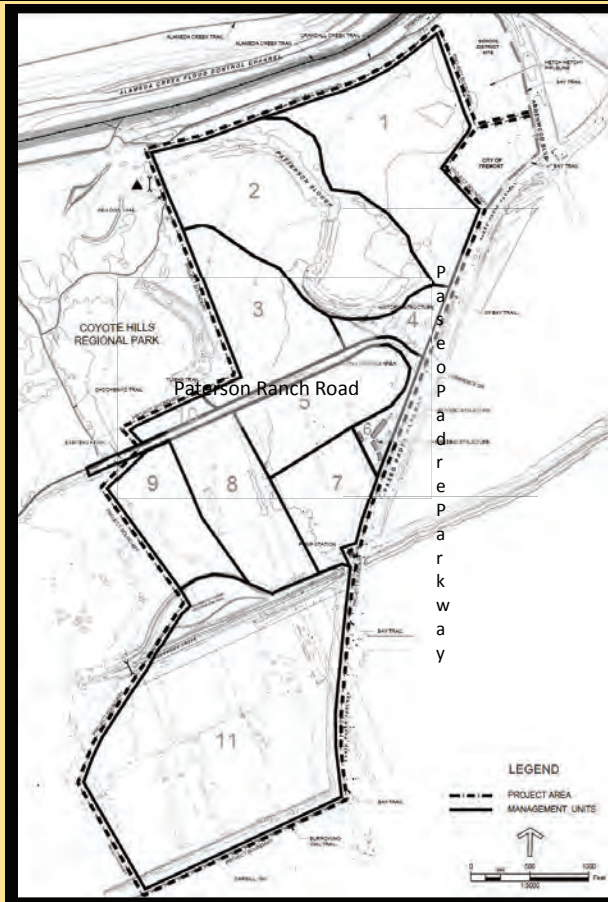


Figure 3.1-1
HISTORIC CREEKS
 Coyote Hills Restoration and Public Access

11 Landscape Units



Management Unit	Acres	Plant Community	Elevation	Soils	Ground-water Depth	Sea Level Rise Threat	Comment
1. North Slough	41.0	Ruderal grasslands	8.5-11	Fair – Moderately saline/sodic	3-4'	Low	Near School & Ardenwood Dr.
2. Patterson Slough	58.0	Riparian, emergent, seasonal wetlands	7-10	Fair – slightly to moderately saline/sodic	2-3.5'	Moderate?	Upwelling groundwater feeds riparian zone
3. West Slough	16.4	Ruderal grasslands	7.5-10.5	Fair – slightly to moderately saline/sodic	2-3.5'	High	Some ponding
4. Oaks	7.0	Oak savannah w/ invasives	10.5-13	Very good – non-saline/sodic	3.5-4'	Low	Cultural resources
5. North Ag.	17.3	Ag. Fields	10-13.	Very good – non-saline/sodic	4.5-5.5'	Low	Best farmland - fallow - mustard
6. Farm Yard	9.8	Developed area	12-13	"Fill"	5-5.5'	Low	Includes buildings, Patterson Rd. & Trail
7. South Ag.	17.1	Ruderal grasslands	10-12	Good – non-saline/sodic	4-5'	Low	Next best farmland
8. West Ag.	20.9	Ruderal grasslands	9-10	Fair – slightly saline/sodic	3-4'	Moderate	Historic ag., ditches removed, now drainage problems
9. Lowlands	16.1	Seasonal wetlands & Ruderal grasslands	7.5-9	Poor – moderately saline/sodic	2-3'	High	Ponded depressions, farm ditches removed
10. Panhandle	4.7	Ruderal, some willow, seasonal wetland	7.5-10	Fair – Moderately-strongly saline/sodic	7.5-9.5'	High?	Ponded depressions
11. Flood Control Mitigation	98.7	Ruderal, some seasonal wetlands	7-9.5	Poor-Very poor – Moderately-strongly saline/sodic	2.5-4.5'	High?	Ponded depressions, salt grass ditch, rare plants
Total	307						

Land Cover Types

- Riparian Forest
- Wet Meadow
- Oak Savanna
- Managed CA Grasslands
- Agricultural Crops
- Cottonwood

Land Cover Types



Riparian Forest



Willow Thicket

Land Cover Types



Coastal Prairie Grass



Oak Savanna

Land Cover Types



Wet Meadow



Cottonwood with Seasonal Wetlands

Land Cover Types



Managed California Annual Grasslands



Mowed Native Grass Hay



Land Cover Types



Pumpkin Field



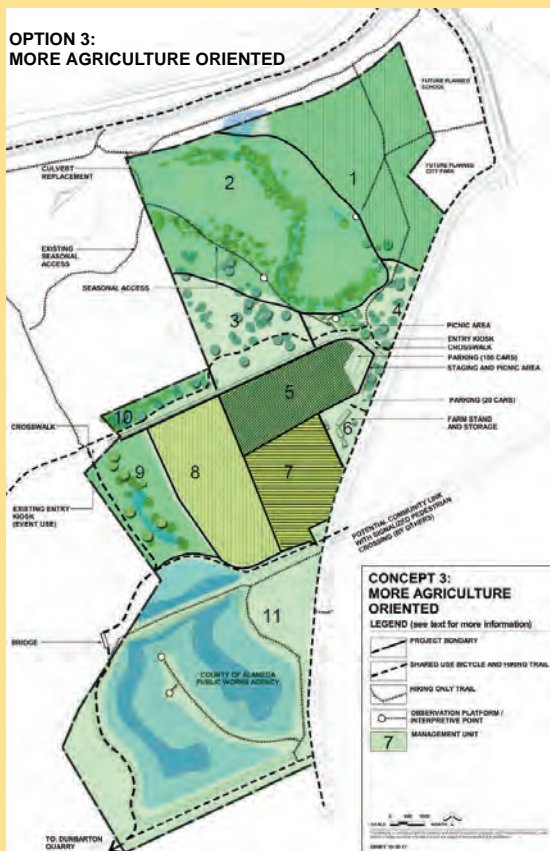
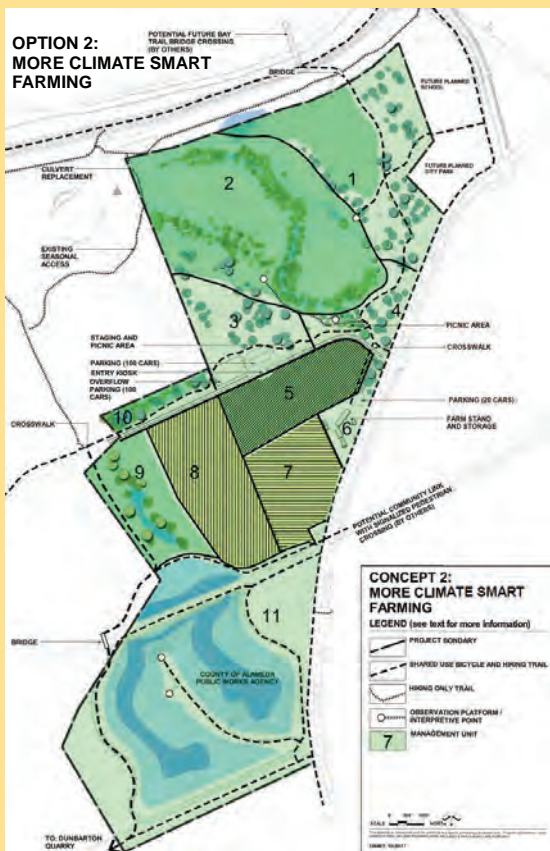
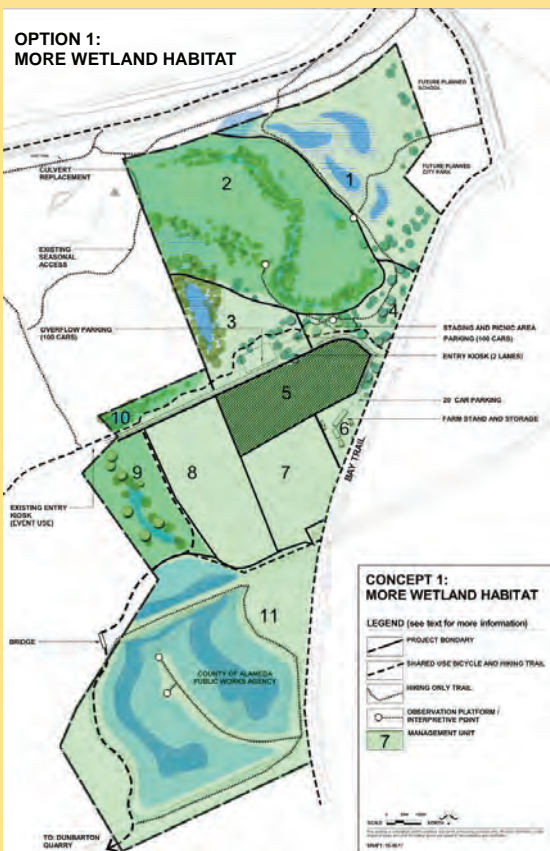
Lettuce Field

Land Cover Types



Ardenwood Creek Restoration Area

3 Program Options



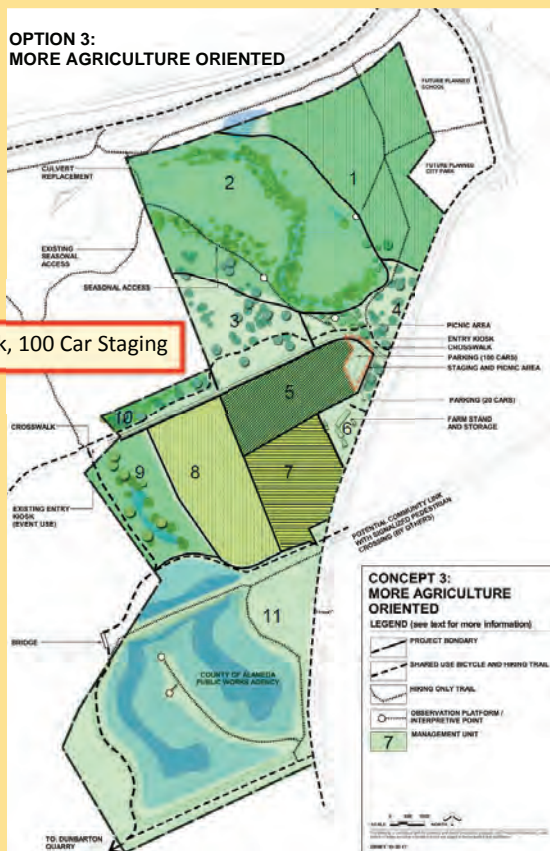
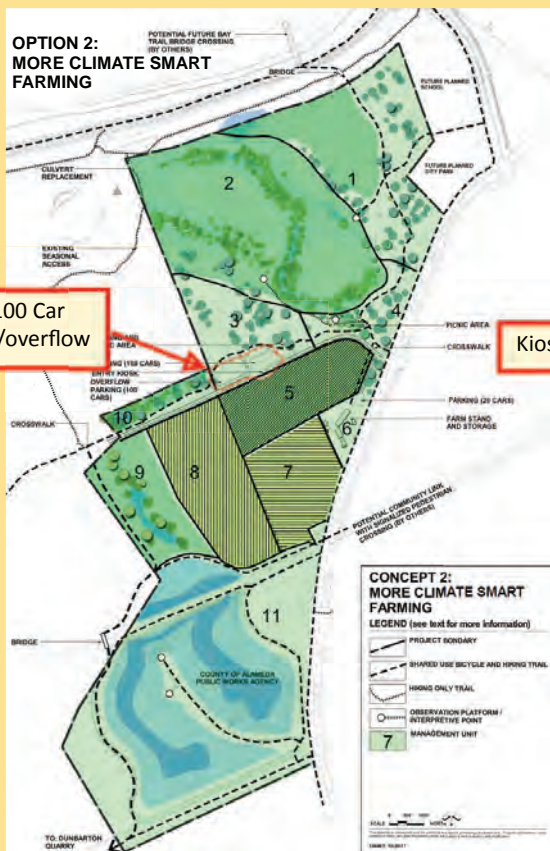
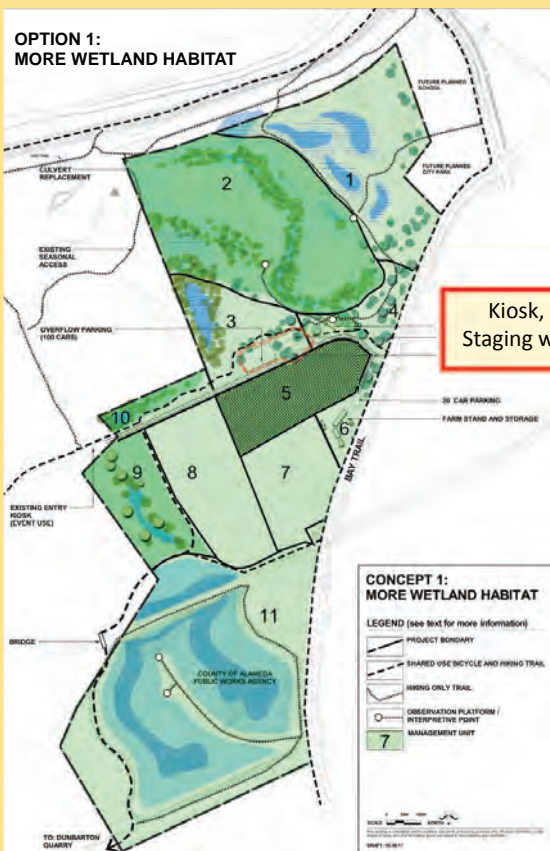
	PROGRAM OPTIONS		
	OPTION 1:	OPTION 2:	OPTION 3:
1	Wet meadow, Seasonal wetland, Coastal Prairie,	Wet meadow, Oak savanna	Mowed hay
2	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket
3	Wet meadow, Seasonal wetland, Coastal prairie, Willow Thicket	Willow Thicket, Oak Savanna	Wet meadow, Mowed hay
4	Oak savanna	Oak Savanna	Oak Savanna, Mowed hay
5	Agricultural crops	Climate Smart Agricultural crops	Agricultural crops
6	Farm Stand, Oak savanna	Farm Stand, Oak Savanna	Farm Stand, Oak Savanna
7	Coastal prairie	Climate Smart Agricultural crops, Managed CA Annual grasslands	Agricultural crops, Managed CA Annual grasslands
8	Coastal prairie	Managed CA Annual grasslands	Field crops, Mowed Hay
9	Wet meadow / Irrigated seasonal wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal Wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal wetlands with Cottonwoods
10	Willow Thicket	Willow Thicket	Willow Thicket
11	County of Alameda Public Works Agency	County of Alameda Public Works Agency	County of Alameda Public Works Agency

3 Program Options

UNIT MAP KEY	PROGRAM OPTIONS		
	OPTION 1: MORE WETLAND HABITAT <i>More areas of seasonal wetlands and riparian enhancement and expansion with agriculture mowing native grasses for hay</i>	OPTION 2: MORE CLIMATE SMART FARMING <i>More areas of trees for absorbing CO2, with agricultural fields available for demonstration concepts such as compost and low till management of crop residue</i>	OPTION 3: MORE AGRICULTURE <i>More crop areas and management of grasslands for hay production</i>
1	Wet meadow, Seasonal wetland, Coastal Prairie,	1. Wet meadow, Oak savanna	1. Mowed native hay
2	Mixed Riparian Forest, Willow Thicket	2. Mixed Riparian Forest, Willow Thicket	2. Mixed Riparian Forest, Willow Thicket
3	Wet meadow, Seasonal wetland, Coastal prairie, Willow Thicket	3. Willow Thicket, Oak Savanna	3. Wet meadow, Mowed native hay
4	Oak savanna	4. Oak Savanna	4. Oak Savanna, Mowed native hay
5	Agricultural crops	5. Climate Smart Agricultural crops	5. Agricultural crops
6	Farm Stand, Oak savanna	6. Farm Stand, Oak Savanna	6. Farm Stand, Oak savanna
7	Coastal prairie	7. Climate Smart Agricultural crops, Managed CA Annual grasslands	7. Agricultural crops, Managed CA Annual grasslands
8	Coastal prairie	8. Managed CA Annual grasslands	8. Agricultural crops, Mowed native hay
9	Wet meadow / Irrigated seasonal wetlands with Cottonwoods	9. Wet meadow / Irrigated Seasonal Wetlands with Cottonwoods	9. Wet meadow / Irrigated Seasonal wetlands with Cottonwoods
10	Willow Thicket	10. Willow Thicket	10. Willow Thicket
11	County of Alameda	11. County of Alameda	11. County of Alameda

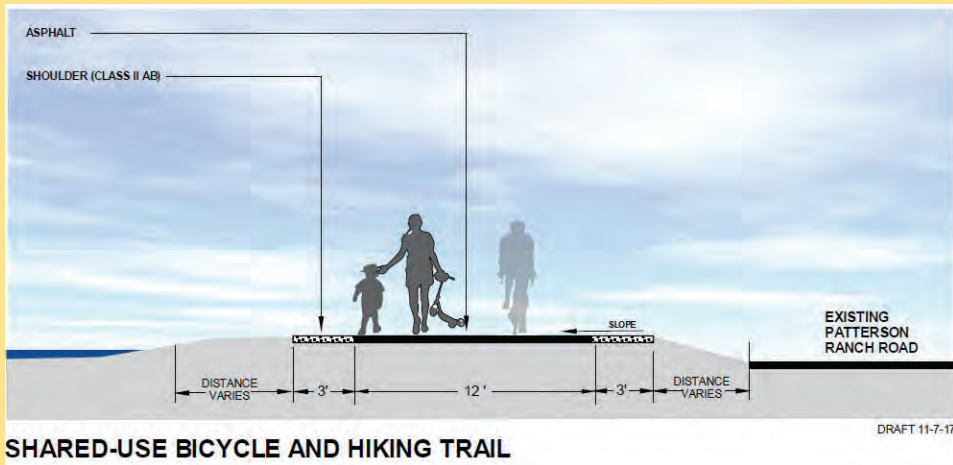


3 Program Options

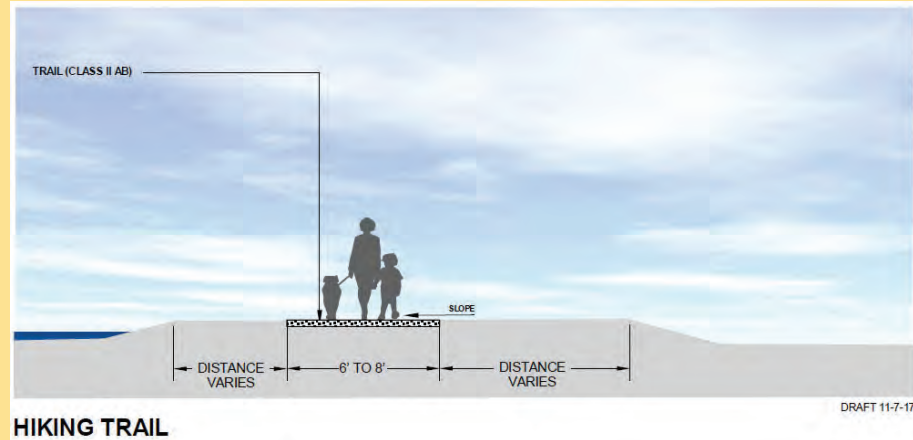
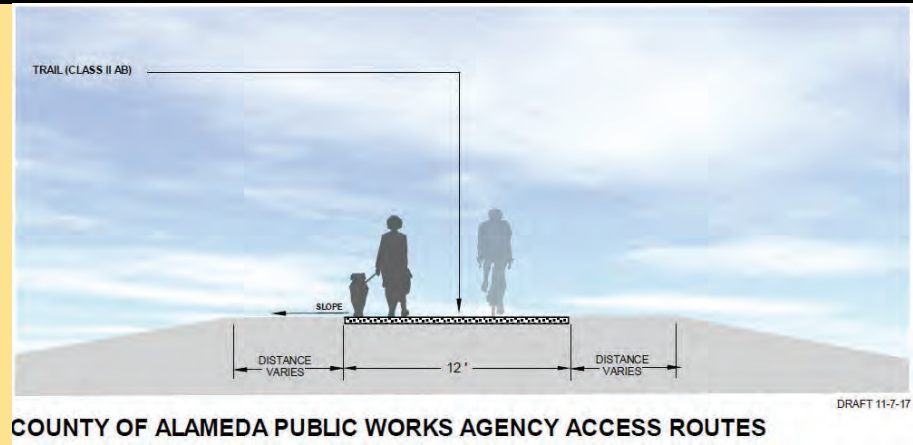


	PROGRAM OPTIONS		
	OPTION 1:	OPTION 2:	OPTION 3:
1	Wet meadow, Seasonal wetland, Coastal Prairie,	Wet meadow, Oak savanna	Mowed hay
2	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket
3	Wet meadow, Seasonal wetland, Coastal prairie, Willow Thicket	Willow Thicket, Oak Savanna	Wet meadow, Mowed hay
4	Oak savanna	Oak Savanna	Oak Savanna, Mowed hay
5	Agricultural crops	Climate Smart Agricultural crops	Agricultural crops
6	Farm Stand, Oak savanna	Farm Stand, Oak Savanna	Farm Stand, Oak Savanna
7	Coastal prairie	Climate Smart Agricultural crops, Managed CA Annual grasslands	Agricultural crops, Managed CA Annual grasslands
8	Coastal prairie	Managed CA Annual grasslands	Field crops, Mowed Hay
9	Wet meadow / Irrigated seasonal wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal Wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal wetlands with Cottonwoods
10	Willow Thicket	Willow Thicket	Willow Thicket
11	County of Alameda Public Works Agency	County of Alameda Public Works Agency	County of Alameda Public Works Agency

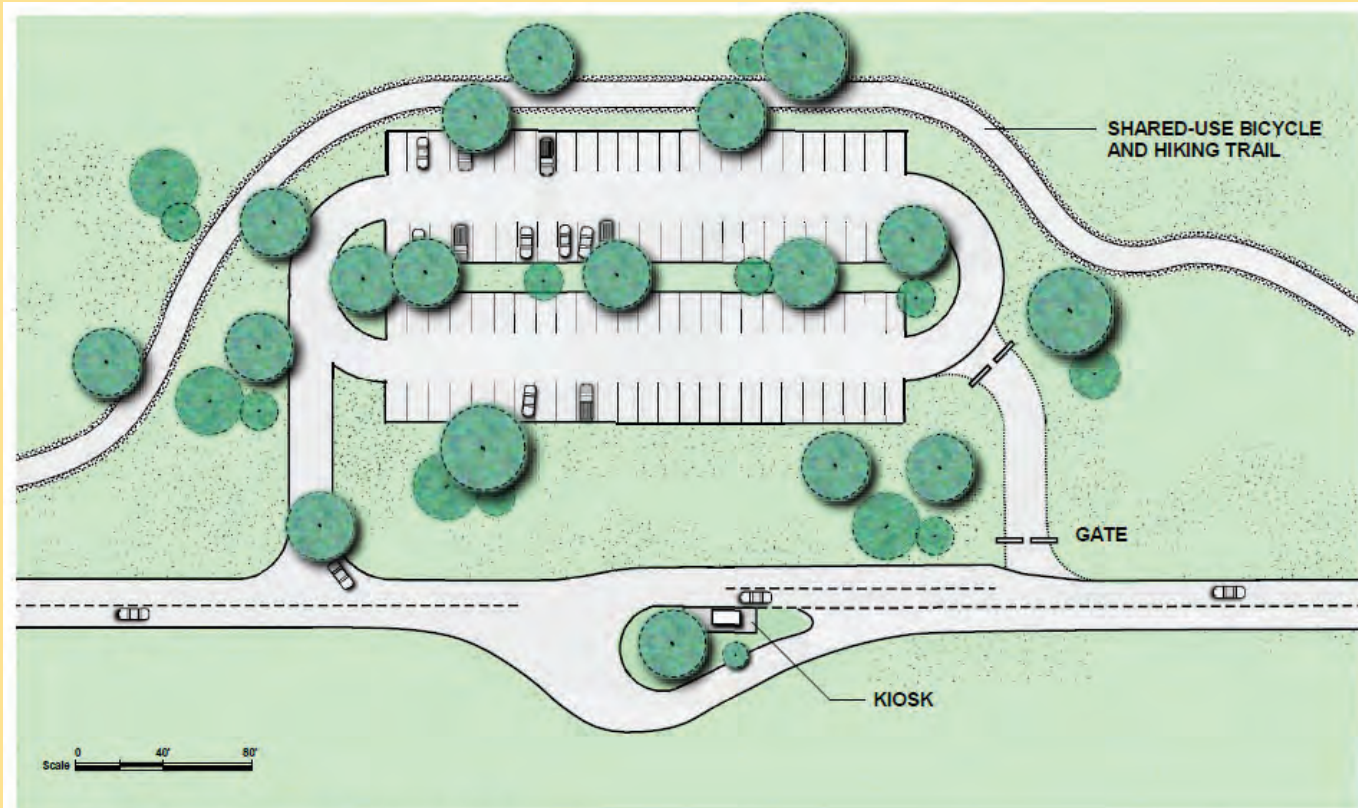
Public Access Characteristics



SHARED-USE BICYCLE AND HIKING TRAIL

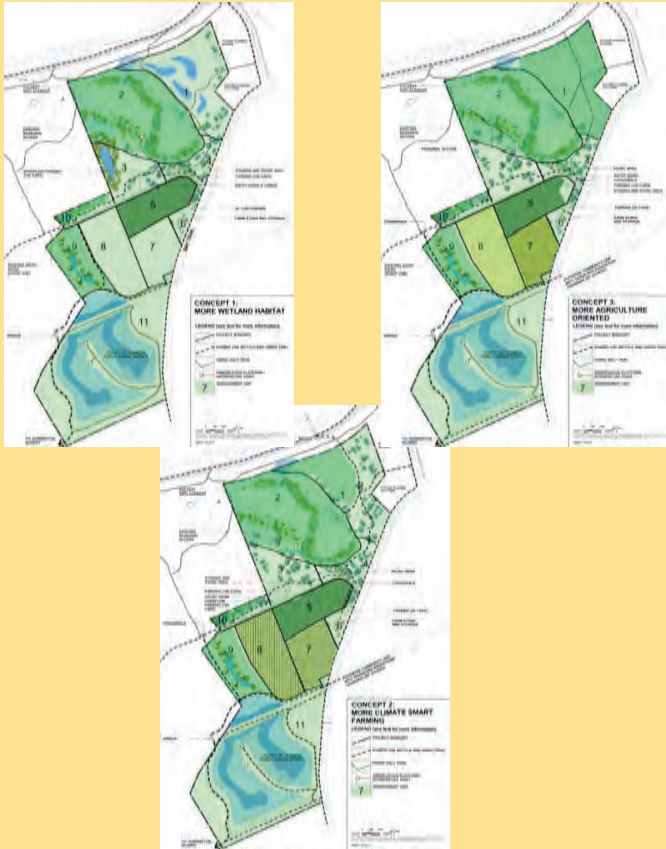


Public Access Characteristics



TYPICAL PARKING LAYOUT

Program Comparison



	PROGRAM OPTIONS		
	OPTION 1:	OPTION 2:	OPTION 3:
1	Wet meadow, Seasonal wetland, Coastal Prairie,	Wet meadow, Oak savanna	Mowed hay
2	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket	Mixed Riparian Forest, Willow Thicket
3	Wet meadow, Seasonal wetland, Coastal prairie, Willow Thicket	Willow Thicket, Oak Savanna	Wet meadow, Mowed hay
4	Oak savanna	Oak Savanna	Oak Savanna, Mowed hay
5	Agricultural crops	Climate Smart Agricultural crops	Agricultural crops
6	Farm Stand, Oak savanna	Farm Stand, Oak Savanna	Farm Stand, Oak Savanna
7	Coastal prairie	Climate Smart Agricultural crops, Managed CA Annual grasslands	Agricultural crops, Managed CA Annual grasslands
8	Coastal prairie	Managed CA Annual grasslands	Field crops, Mowed Hay
9	Wet meadow / Irrigated seasonal wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal Wetlands with Cottonwoods	Wet meadow / Irrigated Seasonal wetlands with Cottonwoods
10	Willow Thicket	Willow Thicket	Willow Thicket
11	County of Alameda	County of Alameda	County of Alameda

General Questions



?



Break-out Groups (20 Minutes)

1. **Review Options**
2. **Discuss Options**
3. **Record Comments +
Suggestions**



Break-out Groups (20 Minutes)

Comment Summary



Next Steps

Winter 2017 – EBRPD Board of Directors Review of Project Description
Winter, Spring 2017/2018 –Draft Land Use Plan Amendment, CEQA,
Draft Dev. Plan; Park Advisory Com, Board Exec.
Summer 2018 (Board Action) – Review and Consider LUP Amendment,
Dev. Plan, Environmental Effects/CEQA
Implementation – phased, 2019-2021?



Information

WEBSITE:

<http://www.ebparks.org/about/planning#patterson>

For more information please contact:

Karla Cuero, Project Coordinator

510-544-2622

kcuero@ebparks.org



Thank you!





Coyote Hills Restoration and Public Access Project

PUBLIC WORKSHOP
November 13, 2017

DO YOU HAVE A COMMENT?

Comment Sheets may be deposited in the comment box or e-mailed to:

Karla Cuero, Project Coordinator
kcuero@ebparks.org

Thank you!

Please Check	General Area of Interest / Comment	Comments
<input checked="" type="checkbox"/>	General Planning Process	THANK YOU FOR THE TRANSPARENT & PUBLIC INFO SESSION.
<input checked="" type="checkbox"/>	Goals for Coyote Hills Regional Park expansion (Patterson)	APPRECIATE THE OPPORTUNITY TO PROVIDE ^{INPUT} AS A RESIDENT OF
<input type="checkbox"/>	Status of a Particular Resource	PREVIOUS & CURRENT FREIGHT TRUCK TRAFFIC AT COYOTE HILLS REGIONAL PARK.
<input checked="" type="checkbox"/>	Trails	
<input type="checkbox"/>	Specific Management Concerns	
<input type="checkbox"/>	Priorities	
<input type="checkbox"/>	Other	

Please use the space on the other side of this sheet if you have additional comments.



DO YOU HAVE A COMMENT?

Comment Sheets may be deposited in the comment box or e-mailed to:

Karla Cuero, Project Coordinator
kcuero@ebparks.org

Thank you!

Please Check	General Area of Interest / Comment	Comments
<input type="radio"/>	General Planning Process	
<input checked="" type="radio"/>	Goals for Coyote Hills Regional Park expansion (Patterson)	<i>Reduce / eliminate area of mowed hay</i>
<input type="radio"/>	Status of a Particular Resource	
<input checked="" type="radio"/>	Trails	<i>Additional trails would be great</i>
<input type="radio"/>	Specific Management Concerns	
<input checked="" type="radio"/>	Priorities	<i>Encourage use of ^{existing} parking areas across Paseo Padre at local businesses,</i>
<input type="radio"/>	Other	

Please use the space on the other side of this sheet if you have additional comments.

Can we hold future meetings closer to Coyote Hills?

APPENDIX B

IMPLEMENTATION COST ESTIMATES

**Table B-1. Implementation Plan Cost Estimate, Summary
Coyote Hills Restoration and Public Access Project**

Schedule	Description	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
A	Farm Yard & Entry Area	\$ 955,665.00	\$ 325,215.00	\$ 504,630.00	\$ 192,435.75	\$ 1,022,280.75
B	Ranch Road Recreation Unit	\$ 1,789,560.00	\$ 1,789,560.00	\$ 18,370.80	\$ 19,333.08	\$ 1,827,263.88
C	Patterson Slough Natural Unit	\$ 2,120,838.12	\$ 2,058,315.84	\$ 156,330.97	\$ 164,537.64	\$ 2,379,184.45
D	Historic Patterson Ranch Agricultural Unit	\$ 385,452.00	\$ 385,452.00	\$ -	\$ -	\$ 385,452.00
E	Western Wetlands Natural Unit	\$ 402,235.20	\$ -	\$ -	\$ 444,469.90	\$ 444,469.90
F	Southern Wetlands Natural Unit	\$ 529,281.00	\$ -	\$ -	\$ 584,855.51	\$ 584,855.51
	TOTALS	\$ 6,183,031.32	\$ 4,558,542.84	\$ 679,331.77	\$ 1,405,631.87	\$ 6,643,506.48

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

**Table B-2. Implementation Plan Host Estimate, SHchedule A - Farm Yard and Entry Area
Hoyote Hills Restoration and PubliH AHHess ProjeHt**

Item #	DesHription	Project Type	Unit	Est. Qty.	Unit PriHe	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
1	Hlean Up & Demolition	R	LS	1	\$10,000.00	\$ 10,000.00	\$ 10,800.00	\$ 10,800.00			\$ 10,800.00
2	SWPPP/Site Pro/ESA	R	LS	1	\$10,000.00	\$ 10,000.00	\$ 10,800.00	\$ 10,800.00			\$ 10,800.00
3	Park Entry Sign	T	LS	1	\$5,000.00	\$ 5,000.00	\$ 5,400.00	\$ 5,400.00			\$ 5,400.00
4	Farm Stand Sign	T	LS	1	\$2,000.00	\$ 2,000.00	\$ 2,160.00		\$ 2,268.00		\$ 2,268.00
5	Demolish/ReloHate Bay Trail	P	LF	500	\$110.00	\$ 55,000.00	\$ 59,400.00		\$ 62,370.00		\$ 62,370.00
6	Demolish Aggregate Base Farm Yard Parking Area	R	SF	42,000	\$0.25	\$ 10,500.00	\$ 11,340.00	\$ 11,340.00			\$ 11,340.00
7	Bay Trail & Parking Lot Sidewalks To Milk Barn	T	LF	175	\$90.00	\$ 15,750.00	\$ 17,010.00		\$ 17,860.50		\$ 17,860.50
8	Bus Stop/Kiosk	T	LS	1	\$20,000.00	\$ 20,000.00	\$ 21,600.00		\$ 22,680.00		\$ 22,680.00
9	Speed Table & Hrosswalk, Hurb Ramps, Roundabout	T	LS	1	\$25,000.00	\$ 25,000.00	\$ 27,000.00	\$ 27,000.00			\$ 27,000.00
10	Farm Stand Parking Lot (20 Hars and raingarden)	T	SF	6,000	\$12.00	\$ 72,000.00	\$ 77,760.00	\$ 77,760.00			\$ 77,760.00
11	Farm Stand Entry Road	T	LF	450	\$210.00	\$ 94,500.00	\$ 102,060.00	\$ 102,060.00			\$ 102,060.00
12	4' Field FenHe along Paseo Padre	R	LF	1,500	\$9.00	\$ 13,500.00	\$ 14,580.00	\$ 14,580.00			\$ 14,580.00
13	Rehabilitate Milk House for Adaptive Reuse	T	LS	1	\$150,000.00	\$ 150,000.00	\$ 162,000.00			\$ 179,010.00	\$ 179,010.00
14	HonstruHt 1939 Farm Stand	T	SF	1,600	\$15.00	\$ 24,000.00	\$ 25,920.00		\$ 27,216.00		\$ 27,216.00
15	Pedestrian Safety BeaHon - Paseo Padre	T	LS	1	\$300,000.00	\$ 300,000.00	\$ 324,000.00		\$ 340,200.00		\$ 340,200.00
16	Farm Yard LandsHaping - 15-gallon Plants	R	EA	75	\$125.00	\$ 9,375.00	\$ 10,125.00	\$ 10,125.00			\$ 10,125.00
17	Annual Tree/Shrub Irrigation/MaintenanHe (3 years)	M	EA	75	\$150.00	\$ 11,250.00	\$ 12,150.00	\$ 12,150.00	\$ 12,757.50	\$ 13,425.75	\$ 38,333.25
18	Utilities to Milk House & Farm Stand	T	LS	1	\$40,000.00	\$ 40,000.00	\$ 43,200.00	\$ 43,200.00			\$ 43,200.00
19	Signage & Site Furnishings AllowanHe	T	LS	1	\$5,000.00	\$ 5,000.00	\$ 5,400.00		\$ 5,670.00		\$ 5,670.00
20	Interpretive Displays AllowanHe	T	LS	1	\$12,000.00	\$ 12,000.00	\$ 12,960.00		\$ 13,608.00		\$ 13,608.00
TOTALS						\$ 884,875.00	\$ 955,665.00	\$ 325,215.00	\$ 504,630.00	\$ 192,435.75	\$ 1,022,280.75

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

ProjeHt Type

- R - Restoration/EnhanHement
- T - Transportation/ReHreation
- P - Pedestrian/BitHyHle Trails
- H - Hlimate Hhange ResilienHy
- A - AgriHulture
- M - Plant Establishment/Vegetation Management

**Table B-3. Implementation Plan Cost Estimate, Schedule B - Ranch Road Recreation Unit
Coyote Hills Restoration and Public Access Project**

Item #	Description	Project Type	Unit	Est. Qty.	Unit Price	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
1	Demolish Ranch Road Field Fencing	R	LS	2,200	\$2.00	\$ 4,400.00	\$ 4,752.00	\$ 4,752.00			\$ 4,752.00
2	SWPPP/Site Pro/ESA	R	LS	1	\$20,000.00	\$ 20,000.00	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00
3	Clear and Grub Parking & Overflow Parking	R	SF	90,000	\$0.25	\$ 22,500.00	\$ 24,300.00	\$ 24,300.00			\$ 24,300.00
4	Relocate Tuibun Trail	P	LF	1,900	\$110.00	\$ 209,000.00	\$ 225,720.00	\$ 225,720.00			\$ 225,720.00
5	Entry/Exit Road to Parking Lot	T	LF	200	\$120.00	\$ 24,000.00	\$ 25,920.00	\$ 25,920.00			\$ 25,920.00
6	100-Car Parking Lot, AB & AC	T	SF	50,000	\$12.00	\$ 600,000.00	\$ 648,000.00	\$ 648,000.00			\$ 648,000.00
7	Parking Lot Rain Garden	T	LS	1	\$25,000.00	\$ 25,000.00	\$ 27,000.00	\$ 27,000.00			\$ 27,000.00
8	2-Rail Fencing, Parking Area	T	LF	600	\$20.00	\$ 12,000.00	\$ 12,960.00	\$ 12,960.00			\$ 12,960.00
9	Gates at Parking Lot	T	EA	2	\$4,000.00	\$ 8,000.00	\$ 8,640.00	\$ 8,640.00			\$ 8,640.00
10	Ticket Kiosk & Island	T	LS	1	\$150,000.00	\$ 150,000.00	\$ 162,000.00	\$ 162,000.00			\$ 162,000.00
11	Overflow Parking Area Fill, Gravel Surface	T	CY	1,100	\$25.00	\$ 27,500.00	\$ 29,700.00	\$ 29,700.00			\$ 29,700.00
12	4' Field Fence w/Gates (Tuibun)	R	LF	3,500	\$9.00	\$ 31,500.00	\$ 34,020.00	\$ 34,020.00			\$ 34,020.00
13	4' Field Fence w/Gates (Patterson-Crandall)	R	LF	3,600	\$9.00	\$ 32,400.00	\$ 34,992.00	\$ 34,992.00			\$ 34,992.00
14	Restroom	T	LS	1	\$225,000.00	\$ 225,000.00	\$ 243,000.00	\$ 243,000.00			\$ 243,000.00
15	Restroom Utilities	T	LS	1	\$70,000.00	\$ 70,000.00	\$ 75,600.00	\$ 75,600.00			\$ 75,600.00
16	Picnic Area Grading and Landscaping	T	SF	14,500	\$6.00	\$ 87,000.00	\$ 93,960.00	\$ 93,960.00			\$ 93,960.00
17	Parking Area/Picnic Area Trees - 15 gal	R	EA	100	\$75.00	\$ 7,500.00	\$ 8,100.00	\$ 8,100.00			\$ 8,100.00
18	Tree/Shrub Maintenance (3 years)	M	EA	100	\$150.00	\$ 15,000.00	\$ 16,200.00	\$ 16,200.00	\$ 17,010.00	\$ 17,901.00	\$ 51,111.00
19	Vegetation Management (3 years)	M	Acre	4	\$300.00	\$ 1,200.00	\$ 1,296.00	\$ 1,296.00	\$ 1,360.80	\$ 1,432.08	\$ 4,088.88
20	Wildlife Observation Deck at Parking Lot	T	EA	1	\$50,000.00	\$ 50,000.00	\$ 54,000.00	\$ 54,000.00			\$ 54,000.00
21	Signage & Site Furnishings Allowance	T	LS	1	\$20,000.00	\$ 20,000.00	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00
22	Interpretive Displays Allowance	T	LS	1	\$15,000.00	\$ 15,000.00	\$ 16,200.00	\$ 16,200.00			\$ 16,200.00
					TOTALS	\$ 1,657,000.00	\$ 1,789,560.00	\$ 1,789,560.00	\$ 18,370.80	\$ 19,333.08	\$ 1,827,263.88

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

Project Type

- R - Restoration/Enhancement
- T - Transportation/Recreation
- P - Pedestrian/Bicycle Trails
- C - Climate Change Resiliency
- A - Agriculture
- M - Plant Establishment/Vegetation Management

**Table B-4. Implementation Plan Cost Estimate, Schedule C - Patterson Slough Natural Unit
Coyote Hills Restoration and Public Access Project**

Item #	Description	Project Type	Unit	Est. Qty.	Unit Price	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1-3) *
1	4' Field Fence - Ardenwood Blvd. & new Patterson Slg Riparian	R	LF	7,500	\$16.00	\$ 120,000.00	\$ 129,600.00	\$ 129,600.00			\$ 129,600.00
2	SWPPP/Site Pro/ESA	R	LS	1	\$40,000.00	\$ 40,000.00	\$ 43,200.00	\$ 43,200.00			\$ 43,200.00
3	Gate at Ardenwood/School Easement & Field Fence Gates	T	EA	5	\$3,000.00	\$ 15,000.00	\$ 16,200.00	\$ 16,200.00			\$ 16,200.00
4	Crandall Ck Trail Connector & Patterson Slg Trail easment (Foot)	T	LF	2,200	\$30.00	\$ 66,000.00	\$ 71,280.00	\$ 71,280.00			\$ 71,280.00
5	Oak Trail (Multi-use)	T	LF	1,960	\$100.00	\$ 196,000.00	\$ 211,680.00	\$ 211,680.00			\$ 211,680.00
6	Patterson Slough East Spur (Multi-use)	T	LF	420	\$100.00	\$ 42,000.00	\$ 45,360.00	\$ 45,360.00			\$ 45,360.00
7	Patterson Slough West Overlook Spur (Foot)	T	LF	800	\$20.00	\$ 16,000.00	\$ 17,280.00	\$ 17,280.00			\$ 17,280.00
8	Crandall Trail 20' Bridge - Oak Trail 14' Puncheon Bridge	P	LS	1	\$50,000.00	\$ 50,000.00	\$ 54,000.00	\$ 54,000.00			\$ 54,000.00
9	Spur Wildlife Observation Platforms (2)	T	EA	2	\$40,000.00	\$ 80,000.00	\$ 86,400.00	\$ 86,400.00			\$ 86,400.00
10	Place 4" Soil - East Side of Slough	R/C	Acre	10	\$10,000.00	\$ 100,000.00	\$ 108,000.00	\$ 108,000.00			\$ 108,000.00
11	Place 2" Compost - East Side of Slough	R/C	Acre	10	\$11,000.00	\$ 110,000.00	\$ 118,800.00	\$ 118,800.00			\$ 118,800.00
12	Site Prep & Seeding - East Side of Slough	R/C	Acre	61.0	\$200.00	\$ 12,200.00	\$ 13,176.00	\$ 13,176.00			\$ 13,176.00
13	Oak Tree Planting Y1 - East Side of Slough Oak Savannah - 22.6 Acres	R/C	EA	150	\$15.00	\$ 2,250.00	\$ 2,430.00	\$ 2,430.00			\$ 2,430.00
14	Oak Tree Planting Y2 - East Side of Slough Oak Savannah - 22.6 Acres	R/C	EA	151	\$15.00	\$ 2,265.00	\$ 2,446.20		\$ 2,568.51		\$ 2,568.51
15	Oak Tree Planting Y3 - East Side of Slough Oak Savannah - 22.6 Acres	R/C	EA	152	\$15.00	\$ 2,280.00	\$ 2,462.40			\$ 2,720.95	\$ 2,720.95
16	Mixed Riparian Tree Planting Y1 - East Side of Slough - 9.7 Acres	R/C	EA	394	\$15.00	\$ 5,910.00	\$ 6,382.80	\$ 6,382.80			\$ 6,382.80
17	Mixed Riparian Tree Planting Y2 - East Side of Slough - 9.7 Acres	R/C	EA	394	\$15.00	\$ 5,910.00	\$ 6,382.80		\$ 6,701.94		\$ 6,701.94
18	Mixed Riparian Tree Planting Y3 - East Side of Slough - 9.7 Acres	R/C	EA	394	\$15.00	\$ 5,910.00	\$ 6,382.80			\$ 7,052.99	\$ 7,052.99
19	Willow Tree Stakes Y1 - East Side of Slough - 10.2 Acres	R/C	EA	588	\$8.00	\$ 4,704.00	\$ 5,080.32	\$ 5,080.32			\$ 5,080.32
20	Willow Tree Stakes Y2 - East Side of Slough - 10.2 Acres	R/C	EA	588	\$8.00	\$ 4,704.00	\$ 5,080.32		\$ 5,334.34		\$ 5,334.34
21	Willow Tree Stakes Y3 - East Side of Slough - 10.2 Acres	R/C	EA	588	\$8.00	\$ 4,704.00	\$ 5,080.32			\$ 5,613.75	\$ 5,613.75
22	Oak/Riparian Tree Maintenance - East Side of Slough	M	EA	2,958	\$10.00	\$ 29,580.00	\$ 31,946.40	\$ 31,946.40	\$ 33,543.72	\$ 35,300.77	\$ 100,790.89
23	Seasonal Wetlands Grading - East Side of Slough	R/C	LS	1.0	\$20,000.00	\$ 20,000.00	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00
24	Seasonal Wetlands Seeding - East Side of Slough	R/C	Acre	1.7	\$25.00	\$ 42.50	\$ 45.90	\$ 45.90			\$ 45.90
25	Vegetation Management - East Side of Slough	M	Acre	61.0	\$600.00	\$ 36,600.00	\$ 39,528.00	\$ 39,528.00	\$ 41,504.40	\$ 43,678.44	\$ 124,710.84
26	Place 4" Soil - West Side of Slough (3 years)	R/C	Acre	20.0	\$10,000.00	\$ 200,000.00	\$ 216,000.00	\$ 216,000.00			\$ 216,000.00
27	Place 2" Compost - West Side of Slough	R/C	Acre	20.0	\$11,000.00	\$ 220,000.00	\$ 237,600.00	\$ 237,600.00			\$ 237,600.00
28	Site Prep & Seeding - West Side of Slough	R/C	Acre	43.3	\$2,000.00	\$ 86,600.00	\$ 93,528.00	\$ 93,528.00			\$ 93,528.00
29	Oak Tree Planting Y1 - West Side of Slough Oak Savannah - 7.8 Acres	R/C	EA	52	\$12.00	\$ 624.00	\$ 673.92	\$ 673.92			\$ 673.92
30	Oak Tree Planting Y2 - West Side of Slough Oak Savannah - 7.8 Acres	R/C	EA	52	\$12.00	\$ 624.00	\$ 673.92		\$ 707.62		\$ 707.62
31	Oak Tree Planting Y3 - West Side of Slough Oak Savannah - 7.8 Acres	R/C	EA	52	\$12.00	\$ 624.00	\$ 673.92			\$ 744.68	\$ 744.68
32	Mixed Riparian Tree Planting Y1 - West Side of Slough - 13.9 Acres	R/C	EA	565	\$15.00	\$ 8,475.00	\$ 9,153.00	\$ 9,153.00			\$ 9,153.00
33	Mixed Riparian Tree Planting Y2 - West Side of Slough - 13.9 Acres	R/C	EA	565	\$15.00	\$ 8,475.00	\$ 9,153.00		\$ 9,610.65		\$ 9,610.65
34	Mixed Riparian Tree Planting Y3 - West Side of Slough - 13.9 Acres	R/C	EA	565	\$15.00	\$ 8,475.00	\$ 9,153.00			\$ 10,114.07	\$ 10,114.07
35	Willow Tree Stakes Y1 - West Side of Slough - 15.1 Acres	R/C	EA	870	\$8.00	\$ 6,960.00	\$ 7,516.80	\$ 7,516.80			\$ 7,516.80
36	Willow Tree Stakes Y2 - West Side of Slough - 15.1 Acres	R/C	EA	870	\$8.00	\$ 6,960.00	\$ 7,516.80		\$ 7,892.64		\$ 7,892.64
37	Willow Tree Stakes Y3 - West Side of Slough - 15.1 Acres	R/C	EA	870	\$8.00	\$ 6,960.00	\$ 7,516.80			\$ 8,306.06	\$ 8,306.06
38	Oak/Riparian Tree Maintenance - West Side of Slough	M	EA	2,975	\$10.00	\$ 29,750.00	\$ 32,130.00	\$ 32,130.00	\$ 33,736.50	\$ 35,503.65	\$ 101,370.15
39	Seasonal Wetlands Grading - West Side of Slough	R/C	LS	1.0	\$40,000.00	\$ 40,000.00	\$ 43,200.00	\$ 43,200.00			\$ 43,200.00
40	Seasonal Wetlands Seeding - West Side of Slough	R/C	Acre	6.5	\$25.00	\$ 162.50	\$ 175.50	\$ 175.50			\$ 175.50
41	Vegetation Management - West Side of Slough	M	Acre	43.3	\$300.00	\$ 12,990.00	\$ 14,029.20	\$ 14,029.20	\$ 14,730.66	\$ 15,502.27	\$ 44,262.13
42	5,000-Gallon Water Storage Tank, Temp. Irrigation	R/C	EA	6	\$14,000.00	\$ 84,000.00	\$ 90,720.00	\$ 90,720.00			\$ 90,720.00
43	Disassemble/Salvage Contractor Labor House	T	LS	1	\$100,000.00	\$ 240,000.00	\$ 259,200.00	\$ 259,200.00			\$ 259,200.00
44	Signage & Site Furnishings Allowance	T	LS	1	\$20,000.00	\$ 20,000.00	\$ 21,600.00	\$ 21,600.00			\$ 21,600.00
45	Interpretive Displays Allowance	T	LS	1	\$10,000.00	\$ 10,000.00	\$ 10,800.00	\$ 10,800.00			\$ 10,800.00
	TOTALS					\$ 1,963,739.00	\$ 2,120,838.12	\$ 2,058,315.84	\$ 156,330.97	\$ 164,537.64	\$ 2,379,184.45

Project Type

- R - Restoration/Enhancement
- T - Transportation/Recreation
- P - Pedestrian/Bicycle Trails
- C - Climate Change Resiliency
- A - Agriculture
- M - Plant Establishment/Vegetation Management

Notes: Planting Density

1. Oak Savannah - 20 trees/acre, clusters
2. Mixed Riparian - 122 trees/acre, 18' spacing
3. Willow - 173 trees/acre, 15' spacing

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

**Table B-5. Implementation Plan Cost Estimate, Schedule D - Historic Patterson Ranch Agricultural Unit
Coyote Hills Restoration and Public Access Project**

Item #	Description	Project Type	Unit	Est. Qty.	Unit Price	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
1	Demolish Existing Field Fencing	A	LF	2,200	\$2.00	\$ 4,400.00	\$ 4,752.00	\$ 4,752.00			\$ 4,752.00
2	Dual Row 4' Field Fencing - Patterson Ranch Rd.	A	LF	4,500	\$9.00	\$ 40,500.00	\$ 43,740.00	\$ 43,740.00			\$ 43,740.00
3	6' Orchard Fencing - West & South Side, Farm Field	A	LF	2,300	\$40.00	\$ 92,000.00	\$ 99,360.00	\$ 99,360.00			\$ 99,360.00
4	2" Organic Compost	C	Acre	20	\$11,000.00	\$ 220,000.00	\$ 237,600.00	\$ 237,600.00			\$ 237,600.00
TOTALS						\$ 356,900.00	\$ 385,452.00	\$ 385,452.00	\$ -	\$ -	\$ 385,452.00

Project Type

- R - Restoration/Enhancement
- T - Transportation/Recreation
- P - Pedestrian/Bicycle Trails
- C - Climate Change Resiliency
- A - Agriculture
- M - Plant Establishment/Vegetation Management

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

**Table B-6. Implementation Plan Cost Estimate, Schedule E - Western Wetlands Natural Unit
Coyote Hills Restoration and Public Access Project**

Item #	Description	Project Type	Unit	Est. Qty.	Unit Price	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
1	Place 2" Compost - Uplands	R/C	Acre	5	\$11,000.00	\$ 55,000.00	\$ 59,400.00			\$ 65,637.00	\$ 65,637.00
2	Seasonal Wetlands Enhancement/Expansion	R	LS	1	\$70,000.00	\$ 70,000.00	\$ 75,600.00			\$ 83,538.00	\$ 83,538.00
3	Seasonal Wetlands Wildlife Irrigation System	R	LS	1	\$12,000.00	\$ 12,000.00	\$ 12,960.00			\$ 14,320.80	\$ 14,320.80
4	Tree Planting (Cottonwoods/Willows) - Stakes/Poles	R/C	EA	60	\$9.00	\$ 540.00	\$ 583.20			\$ 644.44	\$ 644.44
5	Farm Trail (Multi-use)	T	LF	1,640	\$110.00	\$ 180,400.00	\$ 194,832.00			\$ 215,289.36	\$ 215,289.36
6	Site Preparation & Seeding	R/C	Acre	29	\$200.00	\$ 5,800.00	\$ 6,264.00			\$ 6,921.72	\$ 6,921.72
7	Vegetation Management (3 years)	M	Acre	29	\$300.00	\$ 8,700.00	\$ 9,396.00			\$ 10,382.58	\$ 10,382.58
8	Wildlife Observation Platform	T	EA	1	\$40,000.00	\$ 40,000.00	\$ 43,200.00			\$ 47,736.00	\$ 47,736.00
9	Signage & Site Furnishings Allowance	T	LS	0	\$5,000.00	\$ -	\$ -			\$ -	\$ -
10	Interpretive Displays Allowance	T	LS	0	\$5,000.00	\$ -	\$ -			\$ -	\$ -
TOTALS						\$ 372,440.00	\$ 402,235.20	\$ -	\$ -	\$ 444,469.90	\$ 444,469.90

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

Project Type

- R - Restoration/Enhancement
- T - Transportation/Recreation
- P - Pedestrian/Bicycle Trails
- C - Climate Change Resiliency
- A - Agriculture
- M - Plant Establishment/Vegetation Management

**Table B-7. Implementation Plan Cost Estimate, Schedule F- Southern Wetlands Natural Unit
Coyote Hills Restoration and Public Access Project**

Item #	Description	Project Type	Unit	Est. Qty.	Unit Price	Subtotal	Total Base Cost w/ 8% Mobilization & Demobilization (2018) *	Total Year 1 Cost (2019)	Total Year 2 Cost (2020) (+5%)	Total Year 3 Cost (2021) (+10.5%)	Total Costs (Years 1 - 3) *
1	Marsh View Loop Trail - N. Ardenwood Segment (AC paving)	P	LF	1,800	\$56.00	\$ 100,800.00	\$ 108,864.00			\$ 120,294.72	\$ 120,294.72
2	Ardenwood Creek Connector (Gravel)	P	LF	2,185	\$15.00	\$ 32,775.00	\$ 35,397.00			\$ 39,113.69	\$ 39,113.69
3	Marsh View Loop Trail - Paseo Padre & Southern Segment (Gravel)	P	LF	2,300	\$15.00	\$ 34,500.00	\$ 37,260.00			\$ 41,172.30	\$ 41,172.30
4	Marsh View Loop Trail - West Segment (AC Paving)	P	LF	1,500	\$56.00	\$ 84,000.00	\$ 90,720.00			\$ 100,245.60	\$ 100,245.60
5	80' Trail Bridge - Marsh View Loop Trail, West Segment	P	LS	1	\$160,000.00	\$ 160,000.00	\$ 172,800.00			\$ 190,944.00	\$ 190,944.00
6	Wetlands View Spur (Gravel)	T	LF	1,200	\$15.00	\$ 18,000.00	\$ 19,440.00			\$ 21,481.20	\$ 21,481.20
7	Wildlife Observation Platform	T	EA	1	\$40,000.00	\$ 40,000.00	\$ 43,200.00			\$ 47,736.00	\$ 47,736.00
8	Signage & Site Furnishings Allowance	T	LS	1	\$10,000.00	\$ 10,000.00	\$ 10,800.00			\$ 11,934.00	\$ 11,934.00
9	Interpretive Displays Allowance	T	LS	1	\$10,000.00	\$ 10,000.00	\$ 10,800.00			\$ 11,934.00	\$ 11,934.00
	TOTALS					\$ 490,075.00	\$ 529,281.00	\$ -	\$ -	\$ 584,855.51	\$ 584,855.51

* Base cost does not include cost escalation for Years 2 and 3. Total costs include costs for all years with construction activity.

Project Type

- R - Restoration/Enhancement
- T - Transportation/Recreation
- P - Pedestrian/Bicycle Trails
- C - Climate Change Resiliency
- A - Agriculture
- M - Plant Establishment/Vegetation Management

APPENDIX C

EAST BAY REGIONAL PARK DISTRICT BOARD RESOLUTION
AND CLARIFICATION

EAST BAY REGIONAL PARK DISTRICT

RESOLUTION NO.: 2019 – 09 - 225

September 3, 2019

AUTHORIZE THE CERTIFICATION OF THE
FINAL ENVIRONMENTAL IMPACT REPORT FOR
THE COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT;
ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT, A STATEMENT OF OVERRIDING CONSIDERATIONS, AND A
MITIGATION MONITORING AND REPORTING PROGRAM; AND
APPROVE THE LAND USE PLAN AMENDMENT:
COYOTE HILLS REGIONAL PARK

WHEREAS, Coyote Hills Regional Park was opened to the public by the East Bay Regional Park District (Park District) in 1968; and

WHEREAS, the Park District added 306 acres of land to the Park through acquisitions in 2014 (Resolution No. 2014-06-141) and 2016 (Resolution No. 2016-09-242); and

WHEREAS, the adopted 2005 Coyote Hills Regional Park Land Use Plan includes policies that envision future park improvements extending east from the current Park boundary towards Paseo Padre Parkway; and

WHEREAS, on January 10, 2017, by Resolution No. 2017-01-013, the Park District Board of Directors approved a contract for professional services and directed staff to pursue developing public access and habitat restoration, and add the Patterson Donation and Church Parcel lands to the park; and

WHEREAS, on February 20, 2018, by Resolution 2018-02-029, the Board of Directors, after a series of public planning workshops and Board Executive Committee meetings, approved a conceptual site plan and site program and directed staff to proceed with amending the Coyote Hills Regional Park Land Use Plan to add 306 acres to the park and analyze environmental effects of the under the CEQA; and

WHEREAS, a Notice of Preparation of an Environmental Impact Report (EIR) was published for the project on May 14, 2018. The 30-day Notice of Preparation comment period closed on June 18, 2018 and the Park District conducted a public scoping meeting on May 31, 2018. The comments received during the public comment period and at the public scoping meeting were utilized to focus impact analysis and develop the list of Project alternatives considered in the Draft EIR; and

WHEREAS, on March 7, 2019, the Park District issued a Notice of Availability (NOA) of the Draft EIR for the project to the California Governor's Office of Planning and Research, responsible and trustee agencies, and the public – initiating the public review period; and

WHEREAS, the Final EIR consists of the March 2019 Draft EIR and the Response to Comments document, which contains copies of all written and verbal comments received during the 45-day comment period, a list of commenters, all responses to written and verbal comments, minor changes made to the Draft EIR to clarify text in response to comments, and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the Final EIR was published and made available to the public and interested parties on July 17, 2019; and

WHEREAS, On July 22, 2019, the Parks Advisory Committee reviewed the LUPA and Final EIR and recommended its consideration by the full Board; and

WHEREAS, On August 1, 2019, the Park District's Board Executive Committee reviewed the LUPA and Final EIR and recommended its consideration by the full Board; and

WHEREAS, the Final EIR provides an evaluation of the potential for the proposed project to result in significant environmental impacts, recommends mitigation measures to address those potential impacts, and concludes that each of the potentially significant effects of the project are mitigated to a less-than-significant level with the exception of the significant and unavoidable impact to historic resources from the removal of the contractors residence building on the north side of Patterson Ranch Road, for which the Board will adopt a Statement of Overriding Considerations; and

WHEREAS, the MMRP consists of mitigation measures recommended in the EIR for the project and mitigation and monitoring requirements, and has been completed in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, feasible alternatives to the proposed project have been analyzed, and it has been determined that none of the alternatives is feasible nor desirable; and

WHEREAS, the MMRP and the Findings Report were distributed to the Park District's Board of Directors on August 29, 2019, who reviewed and considered the information contained in these CEQA components prior to approving the project; and

WHEREAS, on September 3, 2019, the Board held a duly noticed public hearing to consider the Final EIR; and

WHEREAS, the Park District is the custodian of the documents and other material that constitute the record of the proceedings upon which its decision is made at its administrative office located at 2950 Peralta Oaks Court, Oakland, California, 94605;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the East Bay Regional Park District hereby certifies that the Environmental Impact Report (SCH#2018062002) for the Coyote Hills Restoration and Public Access Project is complete, and that it has been prepared, circulated and reviewed pursuant to applicable law and, together with the Board materials of September 3, 2019, constitutes an adequate, accurate, objective and

complete EIR in accordance with CEQA and its Guidelines, and reflects the Park District's independent judgement and analysis, and was presented to the Board of Directors that reviewed and considered the information in the Final EIR and public testimony and all comments received in this proceeding prior to taking action on the project; and

BE IT FURTHER RESOLVED, that the Board of Directors adopts the CEQA Findings of Fact and Statement of Overriding Considerations, attached hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that the Board of Directors adopts all identified feasible mitigation measures and the Mitigation, Monitoring, and Reporting Program, attached hereto as Exhibit B; and in order to further mitigate already insignificant impacts, the Mitigation, Monitoring and Recording (MMR) program attached hereto as Exhibit B shall be amended as follows:

The existing mitigation measure Bio-IC shall be amended to add "to the extent practicable existing native grasses involved within the areas to be disturbed by construction will be salvaged and used for grassland mitigation and existing native grasses, forbs and bulbs in the planned grassland mitigation areas will be marked for protection and retained. Seed for mitigation shall be sourced from locations within Alameda and Contra Costa Counties with similar environmental conditions to the extent practicable. District staff shall consult with California Native Plant Society (CNPS) on plant selection." In addition, a new mitigation measure shall be added that provides that "the trails shall be subject to seasonal closures as necessary to protect natural habitat."

BE IT FURTHER RESOLVED that the Board of Directors approves the Coyote Hills Regional Park Land Use Plan Amendment (LUPA) with the following changes:

The LUPA is amended to provide that any proposed viewing platform shall be located at a minimum of 100 feet from the edge of Patterson Slough. The second amendment to the LUPA shall be that the Oak Trail viewing platform and the Oak Spur Trail shall be removed from the Land Use Plan and, as a part of final design, staff shall consider the removal of the Patterson Slough Overlook.

BE IT FURTHER RESOLVED the Board of Directors, directs staff to, as part of the final design, shift the proposed parking lot further west and south to create a larger buffer from the Slough all within the footprint analyzed within the EIR.

BE IT FURTHER RESOLVED, that the Board of Directors approves the Coyote Hills Regional Park LUPA; and

BE IT FURTHER RESOLVED, that there is sufficient funding to cover the cost of the filing fees in the Improve Access and Habitat Project (No. 154800); and

BE IT FURTHER RESOLVED that the General Manager is hereby authorized and directed, on behalf of the 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 Rosario, seconded by Director Wieskamp, and adopted this 3rd day of September, 2019 by the following vote:

FOR: Ellen Corbett, Whitney Dotson, Beverly Lane, Dee Rosario, Ayn Wieskamp.

AGAINST: None.

ABSTAIN: None.

ABSENT: Colin Coffey, Dennis Waespi.


Board President

CERTIFICATION

I, Yolande Barial Knight, Clerk of the Board of Directors of the East Bay Regional Park District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 2019-09-225 adopted by the Board of Directors at a regular meeting held on September 3, 2019



EAST BAY REGIONAL PARK DISTRICT

RESOLUTION NO.: 2019 – 10 - 249

October 15, 2019

RESOLUTION CLARIFYING THE BOARD OF DIRECTORS' INTENT REGARDING
PATTERSON SLOUGH OVERLOOK IN THE COYOTE HILLS LAND USE PLAN
AMENDMENT ADOPTED ON SEPTEMBER 3, 2019:
COYOTE HILLS REGIONAL PARK

WHEREAS, on September 3, 2019, by Resolution No. 2019-09-225, the East Bay Regional Park District Board of Directors' certified the Final Environmental Impact Report and approved the Land Use Plan Amendment (LUPA) for the Coyote Hills Restoration and Public Access Project; and

WHEREAS, the Board Resolution adopting the LUPA included the following language: "as part of final design, staff shall consider the removal of the Patterson Slough Overlook"; and

WHEREAS, the Board of Directors desires to clarify the Board's intent as it pertains to the Patterson Slough Overlook; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby clarifies that the portion of Resolution No. 2019-09-225 that says "as part of final design, staff shall consider the removal of the Patterson Slough Overlook" is permissive and not mandatory. The Board's intention is that staff may consider removing the Patterson Slough Overlook but its removal is not required; 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 Waespi, seconded by Director Rosario, and adopted this 15th day of October 2019 by the following vote:

FOR: Colin Coffey, Ellen Corbett, Whitney Dotson, Beverly Lane, Dee Rosario,
Dennis Waespi, Ayn Wieskamp.

AGAINST: None.
ABSTAIN: None.
ABSENT: None.


Board President

CERTIFICATION

I, Yolande Barial Knight, Clerk of the Board of Directors of the East Bay Regional Park District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 2019-10-249 adopted by the Board of Directors at a regular meeting held on October 15, 2019

