

AGENDA  
REGULAR MEETING  
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, October 1, 2019

C. BUSINESS BEFORE THE BOARD

8. BOARD COMMITTEE REPORTS

b. Board Executive Committee (8/01/2019) (Wieskamp)

Present

Board: Ayn Wieskamp, Dennis Waespi, Dee Rosario (as alternate for Ellen Corbett)

Staff: Dr. Ana M. Alvarez, Kristina Kelchner, Chris Barton, Jim O'Connor, Brian Holt, Erica Fuerst

Public: Tri Do, Kelly Abreu, Richard Bangert, Danon Drasek, Sue Strand, Linda Ramus

Board Executive Committee Chair Ayn Wieskamp called the meeting to order at 12:33 pm.

**I. Coyote Hills Regional Park Land Use Plan Amendment**

Environmental Programs Manager Chris Barton presented this agenda item. Mr. Barton provided a geographic and historical background on Coyote Hills. He discussed the 2014 Patterson donation and the preservation of agricultural heritage. Mr. Barton stated that the next step for Coyote Hills is to move forward with the Land Use Plan Amendment (LUPA). 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 improvements to existing facilities and new public access features within the Plan Area. Mr. Barton reviewed the steps in the LUPA process, which began in 2017, as illustrated in his presentation: Step 1-Project Initiation (complete); Step 2-Program Formulation (complete); and Step 3-the LUPA and CEQA (in progress). Staff looks at the District's current policies and plans to establish a policy framework, from there, goals and objectives are developed for the project such as: urban agriculture, public access, and restoration as some of the goals, and climate change, wetlands, upland habitat, wildlife, protected species, weed control, public access, trails, staging/parking, and interpretation as some of the objectives. Mr. Barton discussed the Plan Area which consists of five geographic areas containing differing site conditions, and the Park Development Plan which includes projects such as a new entry kiosk, parking area, restroom and picnic facilities, native landscaping for the entry area, signage, over 4-miles of new hiking and multi-use trails, wildlife observation platforms, and approximately 15-acres of habitat protection, restoration and enhancement. A flood management and habitat enhancement project covering

about 100 acres in the southern part of the Plan Area would be constructed by the Alameda County Flood Control and Water Conservation District. He reviewed the three different land use designation units: natural (minimal development), agricultural, and recreational. 89% of the park is preserved and not developed, while the remaining 11% includes trails/staging area and other developments. Mr. Barton touched on the various project objectives within the LUPA such as parking, wetland expansion, and new trails. He also mentioned the CEQA and environmental impacts, such as the contractor's residence, which is suggested to be removed. The residence would be dismantled, with any salvageable parts to be available for reuse. Thirteen comment letters regarding CEQA were received from the following groups or individuals: U.S. Fish and Wildlife Service, Native American Heritage Commission, City of Fremont, Friends of Coyote Hills, Sierra Club, CA Native Plant Society, Citizens Committee to Complete the Refuge, Citizens for East Shore Parks, Carin High and Scott Cashen. Director Dennis Waespi asked about the removal of the contractor's residence. Mr. Barton stated that this will be a part of the City of Fremont's use permit process. A discussion regarding climate smart initiatives for the park followed. Directors Dennis Waespi and Dee Rosario initiated a conversation on parking. Director Rosario asked if there was a plan B if the well is not viable. Mr. Barton responded that the LUPA will allow other farming uses such as grazing or dry farming. Director Rosario and Mr. Barton discussed observation deck placement. Director Ayn Wieskamp expressed the importance of the agriculture aspect of Coyote Hills. Deputy General Manager Dr. Ana. M. Alvarez asked about the songbird population. Mr. Barton stated that any development was strategically located away from habitats.

**Recommendation: By motion of Director Dee Rosario and seconded by Board President Ayn Wieskamp, the Board Executive Committee voted 3-0 to certify the Draft Environmental Impact Report and adopt the Draft Land Use Plan Amendment for Coyote Hills Regional Park Restoration and forward to the full Board for favorable consideration.**

## **2. Open Forum for Public Comments**

Tri-Do representing the California Native Plant Society commented on Coyote Hills grassland restoration. He also commented on demonstration gardens, garden techniques, and permaculture.

Linda Ramus, representing Friends of Coyote Hills, commented on Coyote Hills development and parking near the willows.

Sue Strand, representing Friends of Coyote Hills, commented on Coyote Hills development, species, parking, and the kiosk.

Dan Drasek, representing Friends of Coyote Hills, commented on the Patterson Ranch and the protection and expansion of the willow grove.

Richard Bangert, representing the Sierra Club, commented on suggested language changes to the LUPA.

Kelly Abreu commented on Coyote Hills parking and kiosk. He also commented on accounting issues and Mission Peak parking.

### **3. Board Comments**

Director Waespi asked if specific elements of the LUPA development plan have the flexibility to change. Mr. Barton stated yes, the LUPA is a blueprint roadmap for future build-out of the park. All or part of the LUPA development plan may be implemented over an extended time period, at the Board's discretion. The implementation chapter of the LUPA provides examples for how park build-out could occur. Assistant General Manager of Acquisition, Stewardship and Development Kristina Kelchner stated that changes to the LUPA development plan can be looked at, but some changes may require additional CEQA analysis and environmental review.

### **4. GM Comments**

None.

There being no further business, Board President Ayn Wieskamp declared the meeting adjourned at 2:12 pm.

Respectfully submitted,

Erica L. Fuerst

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