

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

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

MAY 14, 2018

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

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

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

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

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

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

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

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Coyote Hills Restoration and Public Access Project

Abbreviated Project Description

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

Land Use Plan Amendment

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

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

Habitat Restoration and Public Access Improvements

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

1. Habitat Restoration and Enhancement and Wildlife Management Activities

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

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

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

2. Cultural Resources Management Actions

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

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

3. Recreation and Visitor Serving Facilities Construction

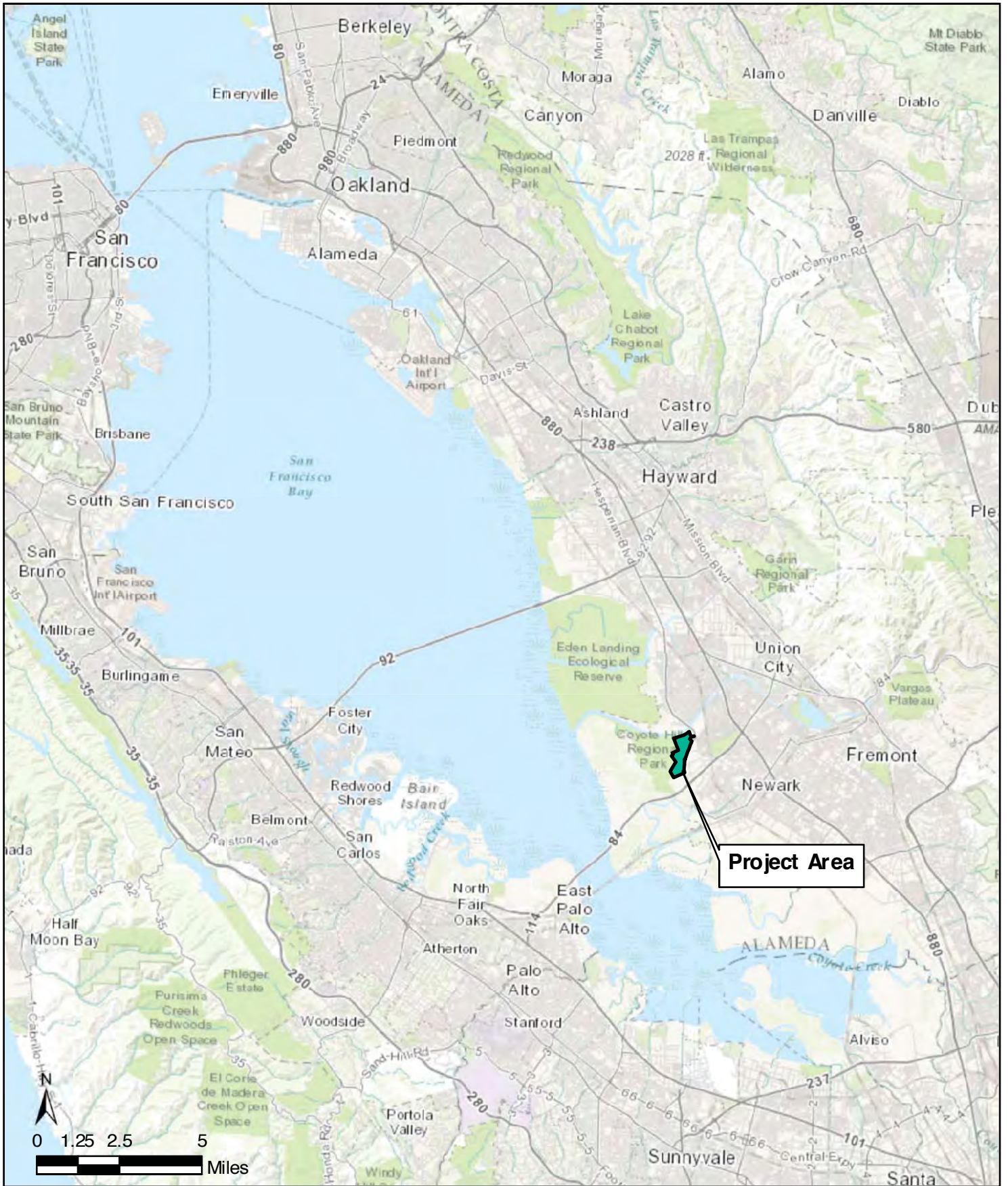
Visitor serving facilities include an approximately 100 car parking lot and open-use area, a new restroom, potable water, picnic area, interpretive elements, and a new entry kiosk. A park entry sign, landscape plantings, and fencing would be installed at the improved Park entry. Pedestrian and bicycle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

4. Public Access Trails Construction

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

5. Agricultural Land Uses and Associated Activities

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



REGIONAL LOCATION MAP

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT