

Final Environmental Impact Report

SCH No. 2015062024



City of Fremont
Planning Division
39550 Liberty Street
Fremont, CA 94538

February 2017



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INTRODUCTION TO THE FINAL EIR

PURPOSE OF THE FINAL EIR

The California Environmental Quality Act and the Guidelines promulgated thereunder (together “CEQA”) require an Environmental Impact Report (EIR) to be prepared for any project which may have a significant impact on the environment. An EIR is an informational document, the purposes of which, according to CEQA are “to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.” The information contained in this EIR is intended to be objective and impartial, and to enable the reader to arrive at an independent judgment regarding the significance of the impacts resulting from the proposed project.

This Final EIR document, together with the Draft EIR published in December 2016, shall constitute the complete EIR prepared pursuant to the California Environmental Quality Act (CEQA) as amended (commencing with Section 21000 of the California Public Resources Code) and the CEQA Guidelines for the proposed California Nursery Historical Park Master Plan. The Applicant and Lead Agency is the City of Fremont.

The California Nursery Historical Park Master Plan (“Project”) can generally be described as long term planning, preservation, and enhancement of the 20.1-acre site at 36501 Niles Boulevard on the south side between Hillview Drive and Rancho Arroyo Parkway. The Master Plan provides for relatively light development, such that the park would remain a passive park that is not substantially different from what it is today. The main changes include the addition of an Interpretive/Education Center, small café, and retail nursery, and expanded use of the site for events, which would go toward funding rehabilitation of the site, the historic buildings and ongoing maintenance.

EIR REVIEW PROCESS

Draft EIR

A Draft EIR was made available for public review in December 2016. During the public review period for the Draft EIR (beginning December 22, 2016 and ending February 10, 2017), the City received written comments.

Final EIR

This Final EIR contains all comments received by the City on the Draft EIR and also includes responses to these comments, together with minor revisions to the text of the Draft EIR document. None of the revisions or responses to comments contained in this Final EIR would be considered “significant new information” under section 15088.5 of the CEQA Guidelines and therefore no recirculation of the Draft EIR would be required.

This EIR will be presented to the City at public hearings to consider recommendation for and certification of this document as a technically adequate, full disclosure document consistent with the requirements of CEQA. Assuming certification of this EIR as complete and adequate under CEQA, this document together with the Draft EIR will constitute the certified EIR for this Project.

An EIR does not control the agency's ultimate discretion on the Project. As required under CEQA, the agency must respond to each significant effect identified in the EIR by making findings and if necessary and warranted, by adopting a statement of overriding considerations. The decision-making Agency must balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental impacts when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable." In accordance with California law, the EIR must be certified before any action on the Project can be taken. However, EIR certification does not constitute Project approval.

REPORT ORGANIZATION

This Final EIR consists of the following chapters, commencing after Chapter 20 of the Draft EIR:

Chapter 21: Introduction to the Final EIR. This chapter outlines the purpose, organization and scope of the Final EIR document and important information regarding the public review and approval process.

Chapter 22: Revisions to the Draft EIR. This chapter includes corrections, clarifications or additions to text contained in the Draft EIR based on comments received during the public review period.

Chapter 23: Response to Comments. This chapter provides reproductions of letters received on the Draft EIR. The comments are numbered in the margin. The responses to comments are also provided in this chapter immediately following each comment letter and are keyed to the numbered comments.

REVISIONS TO THE DRAFT EIR

REVISIONS TO THE DRAFT EIR

The following are minor text changes, additions or modifications made to the Draft EIR for the California Nursery Historical Park Master Plan. An explanation of the changes made in response to comments can be found in Chapter 23.

Comments, including the original location in the Draft EIR of the text to be changed, are in *italics*. Deletions are noted by ~~striketrough~~. Additions are underlined.

The revisions indicated in this chapter are minor revisions and additional clarification and do not require recirculation of the Draft EIR under section 15088.5 of the CEQA Guidelines.

CHANGES TO CHAPTER 2: EXECUTIVE SUMMARY

- *Pages 2-2 and 2-3*

Revisions are hereby made to the summary of significant biological impacts to reflect changes to Impact Bio-2 (see revisions on pages 7-10 and 7-11).

Biological Resources: ~~The Project may result in the removal or trimming of trees during implementation of park development, maintenance, or operation. Although the Master Plan has been developed to avoid impacts to ordinance and landmark trees wherever possible, some removal of these trees may be necessary. Under the City of Fremont Tree Preservation Ordinance provisions, it is unlawful to remove or destroy landmark trees without prior consent from the City Council. These impacts will be mitigated by obtaining authorization and/or necessary permits from the City regarding potential modifications to ordinance sized or landmark trees prior to any modifications of these trees and by replacing each tree removed in accordance with the City's Ordinance. With the implementation of these measures, the impacts of the Project would be less than significant.~~

Construction activities during the avian nesting season could potentially result in disturbance of large numbers of active nests of a number of species. Construction disturbance during the nesting season (1 February through 31 August, for most species) could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests, or indirectly by causing the abandonment of nests. Mitigation requires scheduling vegetation disturbance and other construction activities outside of the nesting season or, if that is not feasible, conducting pre-construction surveys to ensure that no nests will be disturbed during Project implementation. This would reduce the impact to less than significant.

- *Pages 2-6, 2-7, and 2-11*

Revisions are hereby made to Table 2.1: Summary of Project Impacts and Mitigation Measures to be consistent with revisions made to specific impacts or mitigation measures below including: Impacts Bio-1, Bio-2 and Mitigation Measures Bio-1b, Bio-2, and Cultural-6.

CHANGES TO CHAPTER 3: PROJECT DESCRIPTION

- *Page 3-1*

The following revision is hereby made to the last paragraph on this page to clarify existing activities of Math Science Nucleus.

The site is currently open to the public as a park with the on-site buildings sometimes being used for educational activities or, in the past, weddings (at the adobe). Park operating hours are currently 8:00 a.m. to 30 minutes before dusk. While there are currently no nursery activities at the site, a non-profit, Local Ecology & Agriculture Fremont (LEAF), coordinates community gardens. Another non-profit, the Math Science Nucleus (MSN), currently runs several educational programs at the California Nursery Park site, are leading the effort to archive historic material for the site and nursery, and also maintains a tree nursery and the gardens around the office including the rose garden. A walking tour map is included as **Figure 3.2**, which highlights existing uses at the site.

- *Page 3-1*

The following addition is hereby made to the end of the page under the Location and Existing Uses sub-header to clarify the continued functioning of the ACWD facility and appurtenances within the Plan area.

Alameda County Water District (ACWD) operates the Nursery Well facility and appurtenances located in the northwest section of the Plan area (shown as number 21 on Figure 3.2). This facility is a standby emergency source well that can serve water in the event of an emergency and easements formalize ingress/egress access from Niles Boulevard and water transmission to Lindero Terrace. No changes to this facility or its operation are proposed under the Project and ACWD would continue to operate and maintain the facility as they do now. Beyond the parking lots, the road surface changes to concrete and access will be limited by bollards to prevent the public from using these roads. City and ACWD maintenance will have access to these roads.

- *Page 3-5*

The following revision is hereby made to Nursery Avenue – Main Entry note at the top of Figure 3.3 to clarify sourcing of palms.

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. Additional Mature palms (preferably mature) will be transplanted from other parts of the park obtained to fill in gaps where palms have died. Others will be used to extend this feature to the southern park boundary. At the end of Nursery Avenue in the southwest corner of the park there is space for a prominent element that will provide a focal point for visitors as they enter the park.

CHANGES TO CHAPTER 7: BIOLOGICAL RESOURCES

- *Page 7-5*

The following paragraph is hereby added to the end of the discussion under the Ordinance and Landmark Trees subheading to clarify that the ordinance would not apply to trees in a public park.

Note that this ordinance, as noted, applies to private trees. Trees in a City park, such as the proposed Project site, do not strictly fall under this ordinance. However, the City strives for consistency with this ordinance in management of City parks.

- *Pages 7-9 and 7-10*

The following revisions are hereby made to Impacts Bio-1 and Mitigation Measure Bio-1b to make clear that construction activity that could disturb nesting birds includes the noise from those activities.

Impact Bio-1: Impacts on Nesting Birds. The Project will result in the loss of habitat for, and the disturbance of, a number of relatively common wildlife species associated with the types of habitats found in suburban Fremont. While impacts to the populations of any one species will not be substantial, impacts to nesting birds using the existing park may be greater when viewed at the community scale. The tall trees and diversity of plant species on the site combine to support large numbers of nesting birds, and a high diversity of nesting birds. As a result, construction activities including the noise from such activities during the avian nesting season could potentially result in disturbance of large numbers of active nests of a number of species. Construction disturbance during the nesting season (1 February through 31 August, for most species) could result in the incidental loss of eggs or nestlings, either directly through the destruction or disturbance of active nests, or indirectly by causing the abandonment of nests, which would be a *potentially significant impact*.

...

Mitigation Measure Bio-1b: Pre-Construction Surveys During Nesting Season. If it is not possible to schedule construction activities between 1 September and 31 January, then pre-construction surveys for nesting birds will be conducted by a qualified ornithologist to ensure that no nests will be disturbed during Project implementation. These surveys will be conducted no more than seven days prior to the initiation of vegetation disturbance or other construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., shrubs, ruderal grasslands, and buildings) in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a construction-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code will be disturbed during Project implementation. The nest buffers will be determined by the ornithologist based on the circumstances of each individual nest, such as its height above the ground, the level of existing disturbance in the vicinity of the nest (to which the nesting birds are already habituated), the nature of the construction-related activity proposed near the nest (e.g., its duration, noise level,

and the magnitude of expected disturbance), and factors such as the presence of vegetation that may screen the birds' view of construction activities.

- Pages 7-10 and 7-11

The following revisions are hereby made to the discussion of conflicts with ordinances protecting biological resources to correct the assertion that the Tree Preservation Ordinance applies to the Project. (See also revisions to page 7-5.)

CONFLICTS WITH ORDINANCES PROTECTING BIOLOGICAL RESOURCES

Impact Bio-2: Impacts on ~~Ordinance and Landmark~~ Trees. The Project may result in the removal or trimming of landmark trees during implementation of park development, maintenance, or operation. Removal of ~~any ordinance sized and/or~~ landmark trees would be required to occur in compliance with ~~result in a conflict of the City's Tree Preservation Ordinance, which would be a~~ ***potentially significant impact***. With compliance with landmark tree requirements and implementation of the "Urban Forestry Plan," a companion document to the Master Plan that focuses on preservation of trees, ongoing maintenance and any tree removal will be consistent with City policies. This impact is *less than significant*.

Although the Master Plan has been developed to avoid impacts to ~~ordinance and landmark~~ trees wherever possible, some removal of these trees may be necessary. Trees in City parks would not be subject to private tree requirements under the City of Fremont Tree Preservation Ordinance, but requirements related to landmark trees would apply. Under the ordinance, it is unlawful to remove or destroy landmark trees without prior consent from the City Council. Compliance with the ordinance is required for the Project. The Project proponent will seek authorization and/or necessary permits from the City regarding potential modifications to ~~ordinance sized or~~ landmark trees prior to any modifications of these trees. In addition, implementation of the following mitigation measure will reduce this impact to a *less than significant* level. Ongoing maintenance and any tree removal will also proceed according to the Urban Forestry Plan for the California Nursery Historical Park, a companion document to the Master Plan, and potential impacts related to conflict with City policies and regulations would be *less than significant*.

Mitigation Measure

Bio-2: ~~Standards for mitigation of authorized removal of private protected trees.~~ When a private protected tree's removal is authorized, mitigation shall be required as follows:

- (1) Required mitigation for each tree removed shall be the planting of one 24-inch box replacement tree, except for a single family home a 15-gallon replacement tree shall be planted, of a species and in a location approved by the person or entity imposing mitigation requirements under this chapter. When, because of lot size, configuration or development, the property cannot fully accommodate the mitigation that would otherwise be required under this subsection (a)(1), the applicant shall pay the city a fee in lieu of on-site replacement for each tree that is not replaced on-site. The amount of the fee shall be equal to the per unit cost to the city for a planted 24-inch box tree as established by the city's last award of a contract following a competitive bid for such work.

~~(2) Replacement requirements for trees removed from a lot which is the subject of a development project application shall be imposed in addition to any requirement for planting trees that would otherwise be imposed as a condition of project approval.~~

~~(3) Replacement trees shall be planted in accordance with standard details that are on file with the engineering division of the city.~~

CHANGES TO CHAPTER 8: CULTURAL RESOURCES

- *Page 8-18*

The following revision is hereby made to the first paragraph on this page to indicate that the rose garden/display garden is a contributing feature..

Bulb display beds once lined both sides of Nursery Avenue. For over 30 years beginning in the 1930s, the nursery hosted an annual bulb festival from mid-March to mid-April. As many as 100,000 people would visit the garden each year to see the bulbs. The windmill was the centerpiece of the display garden, which was surrounded by a plaza where visitors could gather to listen to musicians who performed during the event. Today, a rose garden occupies this area and is considered a ~~non~~-contributing feature to the historic district.

- *Page 8-19*

The following bullet is hereby added to Mitigation Measure Cultural-6.

- The project sponsor shall retain the rose garden/display garden in the current location.

CHANGES TO CHAPTER 16: TRANSPORTATION AND CIRCULATION

- *Page 16-17*

The following revisions are hereby made to fourth paragraph to clarify continued ACWD access and emergency access to the Roeding Family Parcel.

The Project would have two driveways on Niles Boulevard. The primary access driveway of the current California Nursery Historical Park site is located on the west leg of the intersection at Niles Boulevard and Nursery Avenue. This driveway has one inbound and one outbound lane and is currently controlled by a traffic signal with permitted left turn phasing. No intersection modifications or improvements are planned at this intersection. A secondary access (south) driveway would be provided along the eastern property line of the Project site and would provide access to parking. Emergency vehicle access to the Roeding family home is provided as an extension off the driveway at the east property line. City and ACWD maintenance vehicles would continue to have access to the site, including past the parking lots where the road surface changes to concrete. Prior to final design, it is recommended that the internal drive aisles and intersections be checked to ensure that they will adequately accommodate delivery trucks, garbage trucks, moving trucks, maintenance vehicles, and fire trucks.

CHANGES TO APPENDIX E: CULTURAL LANDSCAPE RESOURCES REPORT

- *Page 13*

The following revisions are hereby made to page 13 to indicate that the rose garden/display garden is a contributing feature.

Today, a rose garden/display garden occupies the area where the bulbs were displayed. ~~The rose garden is, as described below, under “Non-Contributing Features.”~~

- *Page 17*

The following section from page 17 is hereby moved to the end of page 13 to indicate that this is a contributing feature and revisions are hereby made as follows.

4g. ROSE GARDEN/DISPLAY GARDEN AND ARBOR

The Rose Garden/Display Garden occupies generally the same area that historically was the primary garden area where bulbs were displayed during the annual Bulb Festivals that took place from 1932 to 1965. These events attracted thousands of visitors every Spring and were an important component of the nursery’s business promotion.

Today, the beds are edged with brick and paths are topped with pea gravel. ~~The current beds were laid out in the early 1970s.~~ A wisteria vine-clad trellis with benches is a relatively recent addition. (See photo x)

- *Page 21*

The following item is added as CR-18 in the list of Mitigation Measures for Cultural Landscape Resources:

CR-18 The project sponsor shall retain the rose garden/display garden in the current location.

RESPONSE TO COMMENTS

INTRODUCTION

This chapter contains responses to the written comments on the Draft EIR. Where revisions to the Draft EIR are appropriate, such changes are noted below and the actual text changes are included in Chapter 22.

The City of Fremont received 31 letters commenting on the Draft EIR for the Project.

Specific comments are organized generally in chronological order by grouping, as follows:

LETTERS FROM PUBLIC AGENCIES

Letter A, Roy Molseed, Santa Clara Valley Transit Authority, 12/28/2016

Letter B1, Michelle Meyers, Alameda County Water District, 2/6/2017

Letter B2, Steven Inn, Alameda County Water District, 2/9/2017

LETTERS FROM PERSONS AND GROUPS

Letter C, Margery Leonard, 12/29/2016

Letter D, Kay Korbel, 1/18/2017

Letter E, Manju Parwal, 1/19/2017

Letter F, Parthuban Periyaswamy, 1/19/2017

Letter G, Sandra Ferreira, 1/21/2017

Letter H, Susan Lanferman, 1/21/2017

Letter I, John Hollowell, 1/22/2017

Letter J, Renée Shean, 1/22/2017

Letter K, Joan Weber, 1/22/2017

Letter L, Rose Corsi, 1/22/2017

Letter M, Gamila Abdelhalim, 1/22/2017

Letter N, Arthur Martinez, 1/26/2017

Letter O, Gregory Orr, 1/26/2017

Letter P, Leonard Lloyd, 2/3/2017

Letter Q, Gerry McChesney, 2/6/2017

Letter R, Joyce Blueford, Math Science Nucleus, 2/7/2017

Letter S, Jennifer Emmett, 2/8/2017

Letter T, Phil and Pat Gordon, Ohlone Audubon Society, 2/9/2017

Letter U1, Janet Barton, 2/9/2017

Letter U2, Janet Barton, 2/9/2017

Letter V, Deni Caster, 2/9/2017

Letter W, Theresa DeAnda, 2/10/2017

Letter X, Richard Godfrey, 2/10/2017

Letter Y, Gretchen Roeding Mendenhall, 2/10/2017

Letter Z, Michelle Powell, 2/10/2017

Letter AA1, Janet Barton, 2/11/2017

Letter AA2, Janet Barton, 2/12/2017

Letter AB, Bruce Rogers, 2/15/2017

RESPONSES TO SPECIFIC COMMENTS

The following pages contain comments on the Draft EIR for the Project. Each comment is numbered in the margin and responses to these comments are provided following each comment letter.

In some instances, responding to a comment received on the Draft EIR resulted in a revision to the text of the Draft EIR. In other cases, the information provided in the responses is deemed adequate in itself, and modification of the Draft EIR text was not necessary.

Letters referenced in this chapter were not always intended to be focused on environmental matters only and comments sometimes reference matters related to the Project but that are outside the realm of environmental review. Such a response is not intended to dismiss or diminish the validity of the comment outside the CEQA realm. All of the comments are a part of the record and will be considered by City decision-makers if and when Project approvals are presented for their consideration.

Letter A

Ingrid Rademaker

From: Molseed, Roy <Roy.Molseed@VTA.ORG>
Sent: Wednesday, December 28, 2016 10:12 AM
To: Ingrid Rademaker
Subject: California Nursery Historical Park Master Plan

VTA has reviewed Draft EIR for the California Nursery Historical Park Master Plan. We have no comments. Thanks.

A-1

Roy Molseed
VTA
(408) 321-5784

Conserve paper. Think before you print.

LETTER A, ROY MOLSEED, SANTA CLARA VALLEY TRANSIT AUTHORITY, 12/28/2016

Response to Comment A-1

This statement indicates VTA has no comments on the EIR. No response is necessary.



43885 SOUTH GRIMMER BOULEVARD • P.O. BOX 5110, FREMONT, CALIFORNIA 94537-5110
(510) 668-4200 • FAX (510) 770-1793 • www.acwd.org

February 6, 2017

Mr. Primo de Guzman
City of Fremont
P.O. Box 5006
Fremont, CA 94537

Dear Mr. de Guzman:

Subject: Water Wells Located Within – (California Nursery Historical Park Master Plan),
36501 Niles Boulevard; ACWD No. 2017-0018, WC 2017-0011

Alameda County Water District (ACWD) has determined that the following water wells, shown on the attached sketch, are located within the property boundaries of the development:

WATER WELL NUMBER

4S/1W-20A003

4S/1W-20A004

4S/1W-20A005

In order to protect the groundwater basin, which constitutes a major source of water supply for this area, each well must either be in compliance with ACWD Ordinance No. 2010-01, brought into compliance, or properly destroyed prior to development. The owner through a written submittal may request a well compliance review. Per the above ordinance, a permit is required before any work may begin on a well. Application for a permit may be obtained from the ACWD, Engineering Department, at 43885 South Grimmer Boulevard, Fremont. Before a permit is issued, the applicant shall deposit with the District, cash or a cashier's check in a sufficient sum to cover the fee for issuance of the permit or charges for field investigation and inspection.

As a further condition, ACWD reserves the right to refuse water service within this development until such time as well issues are resolved in accordance with ACWD Ordinance No. 2010-01.

B1-1

City of Fremont
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February 6, 2017

Compliance with ACWD Ordinance No. 2010-01 requirements does not imply a commitment of water service to this development by ACWD. Any questions regarding water service should be directed to the Development Services Division of ACWD's Engineering Department at (510) 668-4499.

B1-1
Cont'd

Thank you for your cooperation in this matter.

Sincerely,

MA Myrs for

Michelle A. Myers
Groundwater Resources Manager

pm/mh
Attachment
cc: **Ingrid Rademaker**, City of Fremont



Well Location Map

Well Check 2017-0011	36501 Niles Blvd, FMT
	Locations Approx/No Scale
4S/1W-20A003, 4, 5	02/06/17
Water Well	Draw n By: Jeremy Bautista

LETTER B1, MICHELLE MEYERS, ALAMEDA COUNTY WATER DISTRICT, 2/6/201

Response to Comment B1-1

This comment provides information regarding existing wells at the site and applicable regulations. The information is noted and the City will comply with applicable regulations and processes. The Project does not propose any changes to the ACWD facility, easements, or rights of usage, maintenance, or access.

February 9, 2017

Ingrid Rademaker, Principal Planner
City of Fremont
Planning Division
39550 Liberty Street
Fremont, CA 94537

Dear Ms. Rademaker:

Subject: Draft Environmental Impact Report for the California Nursery Historical Park Master Plan

The Alameda County Water District (ACWD) wishes to thank you for the opportunity to comment on the Draft Environmental Impact Report for the California Nursery Historical Park Master Plan (Project).

ACWD staff has reviewed the Draft Environmental Impact Report (DEIR) and offers the following comments for your consideration:

1. ACWD Facilities: ACWD owns property within the Project site and operates ACWD's Nursery Well facility and appurtenances located in the northwest section of the Project site. ACWD's Nursery Well is listed with the California State Water Resources Control Board's Division of Drinking Water as a standby emergency source well. As such, the Nursery Well is an important resource from which ACWD can serve water to its customers in the event of an emergency. This well is exercised a minimum of at least once per year and the water is discharged to the existing storm drain system located within the Project site.
 - a. Access to ACWD's Property and Facilities: The Project Description and the Transportation and Circulation section should be clarified to indicate access to ACWD's property will continue to be provided along the interpretive spine. It should indicate the presence of an existing 15 foot wide Public Utility Easement from ACWD's property within the Project site to Lindero Terrace for transmission of distribution water from the facility and the presence of an existing 15 foot wide ingress and egress easement from Niles Boulevard to ACWD's property. In addition, ACWD requests the surfacing materials used for the interpretive spine in this area be designed to take into account frequent vehicle access and heavy equipment loads to ACWD's property.

B2-1

b. Project Site and Aesthetics: Routine operations at ACWD's property may generate noise, light, and dust which may result in aesthetic impacts to the Project. Non-routine activities such as construction or maintenance projects may result in greater aesthetic impacts. ACWD has no intention of modifying or curtailing its facility or activities in any way due to the development of the Project. ACWD requests that the project proponents work closely with ACWD to ensure the continued operation throughout construction activities and planned use of the Project site.

B2-2

2. Groundwater:

a. Well Protection/Destruction: ACWD has identified at least two abandoned water wells located within the Project site in the vicinity of the water tank structure identified on Page 3-3. In order to protect the groundwater basin, each well located within the property must be in compliance with ACWD Ordinance No. 2010-01. Any abandoned wells located within the project area must be properly destroyed prior to construction activities.

B2-3

b. Drilling Permit Requirement: As required by ACWD Ordinance No. 2010-01, drilling permits are required prior to the start of any subsurface drilling activities for wells, exploratory holes, and other excavations. Application for a permit may be obtained from ACWD's Engineering Department at 43885 South Grimmer Boulevard, Fremont, or online at <http://www.acwd.org>. Before a permit is issued, a cash or check deposit is required in a sufficient sum to cover the fee for issuance of the permit or charges for field investigation and inspection. All permitted work requires scheduling for inspection; therefore, all drilling activities must be coordinated with ACWD prior to the start of any field work.

B2-4

3. Hydrology (page 12-6): Reference is made to Impact Hydro-1 and Impact Hydro-3. ACWD appreciates adherence to C.3 provisions of the NPDES permit. As previously identified, ACWD has an emergency supply well within the Project site. As a result, ACWD requests Project proponents coordinate any drainage design and stormwater pollution prevention planning and implementation with ACWD in order to protect the groundwater basin.

B2-5

4. Utilities and Service Systems:

a. If any modifications of existing water facilities or new water service to the property are required, the project proponent shall contact ACWD's Engineering Department. Any existing water services which will not be used in the new development must be removed by ACWD.

B2-6

b. In the event any existing structures are to be demolished or if the project requires extensive grading or construction in the vicinity of existing public water meters, project proponents should contact ACWD at least 30 days prior to any demolition

or construction work to request that existing water meters be disconnected or removed in order to protect ACWD's distribution system from activities related to the demolition, grading, or construction.

- c. ACWD has an existing 10 inch ACP main located on the Project site from the Nursey Well along a section of the proposed interpretive spine to Lindero Terrace. Project proponents should contact ACWD a minimum of 72 hours prior to commencing any activities in the vicinity of the main and should exercise extreme caution and shall protect the ACP main from any damage due to construction activities or equipment loads near or above the main.

B2-6
Cont'd

5. Utilities and Service Systems – Water Supply: The State of California is currently experiencing a water supply emergency. The State declaration imposed broad water use restrictions, water use prohibitions, and other measures, including restrictions on water use for purposes other than domestic use, public health, and fire protection. These restrictions will remain in place through the end of the State declared water shortage emergency.

B2-7

6. ACWD Contacts: The following ACWD contacts are provided so that the City can coordinate with ACWD as needed during the CEQA process:

- Michelle Myers, Groundwater Resources Manager, at (510) 668-4454, or by email at michelle.myers@acwd.com, for coordination regarding ACWD's groundwater resources, groundwater wells, and drilling permits.
- Juniet Rotter, Development Services Supervisor, at (510) 668-4472, or by email at juniet.rotter@acwd.com, for coordination regarding public water systems and water services.

B2-8

Again, thank you for the opportunity to comment on the Draft Environmental Impact Report for the California Nursery Historical Park Master Plan.

Sincerely,



Steven D. Inn
Manager of Water Resources

mam/cs

cc: Ed Stevenson, ACWD
Juniet Rotter, ACWD
Michelle Myers, ACWD

LETTER B2, STEVEN INN, ALAMEDA COUNTY WATER DISTRICT, 2/9/2017

Response to Comment B2-1

This comment requests clarification of the continued functioning of the ACWD facility and appurtenances within the Plan area. See Chapter 22 for full text of the requested revisions made to pages 3-1 and 16-17 of the Draft EIR. The Project does not propose any changes to the ACWD facility, easements, or rights of usage, maintenance, or access.

Response to Comment B2-2

This comment notes that existing and continued operation at the ACWD facility can generate noise, light, and dust and would need to continue operating during construction. Per CEQA law, the EIR analyzed effects of the Project on the environment, and explicitly does not address the effect of existing facilities on the Project. The Project does not propose any changes to the ACWD facility, easements, or rights of usage, maintenance, or access. As required due to existing easements, any temporary disruption or re-routing of access to the ACWD would be coordinated with ACWD.

Response to Comment B2-3

This comment provides information regarding existing wells at the site (see also Comment B1-1) and applicable regulations. The information is noted and the City will comply with applicable regulations and processes.

Response to Comment B2-4

This comment provides information regarding permitting processes. The information is noted and the City will comply with applicable regulations and processes.

Response to Comment B2-5

This comment requests coordination related to drainage design and stormwater pollution prevention and is not a comment on the EIR but is noted by the City.

Response to Comment B2-6

This comment provides information regarding existing facilities and applicable processes. The information is noted and the City will comply with applicable regulations and processes.

Response to Comment B2-7

This comment provides information regarding water restrictions. The information is noted and the City will comply with applicable required restrictions.

Response to Comment B2-8

This comment provides contract information for coordination and is not a comment on the EIR. The information is noted for the City's use.

From: margeryleonard@comcast.net
Sent: Thursday, December 29, 2016 5:39 PM
To: Ingrid Rademaker
Cc: Roger Ravenstad
Subject: Public Comments Regarding the EIR for the Proposed California Nursery Historical Park Master Plan

Good evening, Ms. Rademaker! With great interest I read through the details of the Environmental Impact Report (draft) for the California Nursery Historical Park Master Plan as I have been following the plan's development from the beginning.

According to the Notice, the plans call for the "historic garden store" to be removed because its current condition is assessed as "poor" and because of the "financial implications of rehabilitation." Yet this is a feature of the historic elements the Master Plan is built on. Since this a historic support structure-- shown in many early photographs of the park--I suggest that the Master Plan incorporate them. The supports should be salvaged and used as a trellis or maintained in a historical exhibit, with photographs or a plaque testifying to the original purpose and authenticity.

C-1

Thank you for taking this under consideration.

Margery Leonard, Niles resident

LETTER C, MARGERY LEONARD, 12/29/2016

Response to Comment C-1

This comment suggests salvage and reuse of the supports from the garden store or inclusion in a historical exhibit. The City acknowledges the comment and notes that they will attempt to preserve and re-use the wood columns from the front overhang of this building, if feasible.

Letter D

Ingrid Rademaker

From: Kay Korbel <info@KayKorbel.com>
Sent: Wednesday, January 18, 2017 8:25 PM
To: Ingrid Rademaker
Subject: CA Nursery Historical Park Master Plan
Attachments: Draft%20Environmental%20Impact%20Report.pdf

Good Evening Ingrid,

Late yesterday afternoon, I received a one page notice dated Jan. 5, 2017 by Irene Jordahl, Recreation Superintendent w/ the City of Fremont. The notice was informing me of a public meeting to be held tomorrow night, Jan. 18th, 2017 at 6pm. Several of my neighbors have not received this notice. It was not sent out by USMail. It was hand delivered to my mailbox. I find it disturbing that, as a close resident/home owner on Lindero Terrace that I be given such short notice on this public meeting and that other neighbors have not received the notice at all.

D-1

I am a licensed Realtor for the past 13 years. I have owned my town home for 11+ years. I am very very concerned about the development to the existing nursery site. I have read the report and looked at the site map. Here are my questions and concerns:

1. The parking lot is very close to the townhouses on Felicio Common and Lindero Terrace. Can the parking lot be relocated to border Niles Blvd. Then it will have no impact on the desirability and eliminate the possibility of lost real estate value. Who wants to look thru a wire fence at a parking lot for 200+ cars? No one, that's who. The emissions are also a negative health hazard and important factor to consider.

D-2

D-3

2. The traffic congestion at the intersection of Niles Blvd. and Nursery Avenue is absolutely a quagmire at peak times during the day. What are the proposed hours of operation at the proposed site? In the past the nursery closed at sundown.

D-4

3. The site plan includes a museum. A museum of what exactly? Who will operate it? Will it be free? What are the hours of operation?

D-5

4. The site plan references '**expanded use of the site for events**'. What is the scope of those proposed events? Will these be private parties? Who will be in charge of renting space? What will be the hours of those 'events'?

D-6

5. The existing site has always closed at sundown. Will that continue? If not, what about noise to the neighboring homeowners on Felicio and Lindero Terrace? Has this been considered? Please consider moving the parking lot to minimize the impact on close town homes.

D-7

6. The site plan references a retail nursery. Has Regan's Nursery agreed to occupy as a tenant? The property on Decoto Road is owned by the city and I have been informed that Regan' has to vacate by summer 2017. Who is the tenant? What are the hours of operation?

D-8

I will try to attend the meeting tomorrow night but there has been very little notice to ensure local homeowners attendance. This is a significant concern and seems suspicious to me. What is the protocol for notification anyway?

D-9

I appreciate your time and consideration and I trust that I will receive a time reply to this communication.

Sincerely
Kay Korbel
288 Lindero Terrace
Fremont, CA 94536
(510) 676 2731

*Kay
Korbel*



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LETTER D, KAY KORBEL, 1/18/2017Response to Comment D-1

This comment is referencing a community meeting that was held in relation to the Plan, outside of the CEQA process. As such, it is not a comment on the EIR or CEQA process. A response has been included here for informational purposes:

Although there is no specific mailing radius requirement for a Community Meeting, an invitation was mailed to residents within a 300-foot radius prior to the community meetings held July 12, 2014, September 25, 2014, and January 19, 2017. An email was sent to the interested parties list that included all former attendees at the public meetings, and anyone who asked to be placed on an email list. Prior to the community meeting in January 2017, City of Fremont staff was made aware that residents in The Trees community had not received a notice in the mail. In an effort to include all of the neighbors, staff hand-delivered flyers to the residents at the Trees three days prior to the community meeting.

While not the subject of this comment, noticing for the Draft EIR proceeded as follows:

In accordance with CEQA requirements for public noticing (CEQA Guidelines section 15087), a Notice of Availability was published in the Tri-City Voice, posted at the site, and also mailed to the interested parties list, Alameda County Clerk for posting, and local and regional agencies and organizations.

Response to Comment D-2

This comment expresses opposition to the location of the parking lot near the eastern boundary and suggests links to real estate value of nearby homes. This is an economic and/or social topic.

Under CEQA, “‘environment’ means the physical conditions that exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance.” (CEQA Guidelines, section 21060.5)

This document is part of the Environmental Impact Report for the Project and therefore assesses the potential for impacts related to the physical environment and not those related to social or economic factors. This comment is not related to the environment and therefore this environmental document is not the appropriate forum for response to this particular comment.

Note that this response in the environmental document is not intended to diminish the importance of any given comment from a non-environmental perspective, as the environmental analysis is only one element for consideration of project approvals by City decision-makers. All of the comments included in this document have been shared with City staff and decision-makers to take into account when making decisions regarding the proposed Project.

Response to Comment D-3

This comment relates to emissions health hazards related to the parking lot along the eastern boundary.

Emissions and related health implications resulting from the proposed Project, including the parking lot near the eastern boundary, were studied in Chapter 6 of the Draft EIR and found to be below threshold levels and therefore not significant impacts of the Project.

Response to Comment D-4

The park operations are generally dawn to dusk. Some programmed and permitted events may extend past this time with an approved application permit or a City-sponsored event. Retail nursery operations were assumed to be consistent with the operating hours of Regan Nursery at their currently site, being 8:30 am to 5:00 pm (see response to comment D-8).

Response to Comment D-5

This is not a comment on the environmental analysis but a comment asking for more information about the museum. As discussed in the Master Plan, the museum is envisioned as an Interpretive Center for the education and presentation of the artifacts and history of the California Nursery, documenting the significant impact the company had on the nursery industry regionally and nationally. The Master Plan anticipates a partnership with a non-profit or private group to operate the interpretive center, but the operation and hours will be considered at such time that the Center is built. The specific operator, funding, or schedule for this facility has not yet been identified.

Response to Comment D-6

This is not a comment on the environmental analysis. Site events are proposed as weddings, company picnics, or City sponsored events that highlight the California Nursery. The Recreation Division will permit these events. See also response to comment D-4.

Response to Comment D-7

This comment asks about hours of operation and relationship to noise. Noise resulting from the proposed Project, including the parking lot near the eastern boundary, was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences were found to be below threshold levels and therefore not significant impacts of the Project. The park operations are generally dawn to dusk. Some programmed and permitted events may extend beyond dusk with an approved application permit or as City sponsored events. Noise implications of activities proposed outside of normal operating hours will be assessed with each permit application.

Response to Comment D-8

This comment asks for clarification regarding the potential retail nursery. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery. See also response to comment D-4.

Response to Comment D-9

See response to comment D-1 regarding notifications.

Letter E

Ingrid Rademaker

From: manoj parwal <manoj.myemail@gmail.com>
Sent: Thursday, January 19, 2017 4:38 PM
To: Ingrid Rademaker
Subject: Re CA nursery historic park master plan

Dear City official,

I live in a townhouse right next to the nursery. I saw something in the mail that was concerning to me as a resident of the neighbourhood for the past 2 years.

My question is - have you considered the impact of property value degradation as a result of the increased traffic | E-1
cobgestion due to this new project for the nursery. I am in full support of any development but what bothers me is | E-2
that the current plan will disturb the quite atmosphere and does not take into acvount seamless traffic flow in and | E-3
out. I strongly believe that a plan that will be of least impact to the residents should be implemented by by he | E-4
city.

Thanks
Manju

LETTER E, MANJU PARWAL, 1/19/2017

Response to Comment E-1

This comment suggests a link between the Project and property values. This is an economic and/or social topic.

Under CEQA, “‘environment’ means the physical conditions that exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, or objects of historic or aesthetic significance.” (CEQA Guidelines, section 21060.5)

This document is part of the Environmental Impact Report for the Project and therefore assesses the potential for impacts related to the physical environment and not those related to social or economic factors. This comment is not related to the environment and therefore this environmental document is not the appropriate forum for response to this particular comment.

Note that this response in the environmental document is not intended to diminish the importance of any given comment from a non-environmental perspective, as the environmental analysis is only one element for consideration of project approvals by City decision-makers. All of the comments included in this document have been shared with City staff and decision-makers to take into account when making decisions regarding the proposed Project.

Response to Comment E-2

This comment questions whether the impact of traffic was studied. A detailed traffic study was completed as part of the Draft EIR to determine the potential for traffic impacts that could result due to implementation of the proposed Project, as presented in Chapter 16 of the Draft EIR.

Response to Comment E-3

This comment expresses concern that the Project would have a noise impact. Noise resulting from the proposed Project was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences were found to be below threshold levels and therefore not significant impacts of the Project.

Response to Comment E-4

This comment generally supports a plan with reduced impact. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

From: Parthiban <ben.parthiban@gmail.com>
Sent: Thursday, January 19, 2017 4:20 PM
To: Ingrid Rademaker
Subject: Niles historic nursery development project concerns

Hello,
This email is in reference to California nursery historical park master plan.

First off, i would like to express my dissatisfaction with the notification process. I got a note in my mail box couple of days ago about a meeting happening today 1/19. I have made plans already so cannot make it this evening. I feel bad for not participating and involving myself in the community. I would like the concerned staff to consider and make provisions so all local stakeholders/community members who are affected have been given the time to plan to attend such meetings.

F-1

Next, I live in Lindero Ter, which will be affected because of this development. One of greatest attraction for me about the neighbourhood is its quite atmosphere. While I like others to enjoy the same through this development, I am concerned that this will be at the expense of the local residents at the trees garden townhomes.

F-2

I would like to take this opportunity to voice and put my concern on record.

I would like the city to change the plan to acomodate local resident's (like me) concerns into account. I am looking forward to a productive developmental plan that benefits all in the community. Please let me know how I can make sure my voice is heard.

F-3

Thanks
Parthiban Periyaswamy
Resident of Lindero Ter in Niles

LETTER F, PARTHUBAN PERIYASWAMY, 1/19/2017

Response to Comment F-1

This comment is referencing a community meeting that was held in relation to the planning process, outside of the CEQA process. As such, it is not a comment on the EIR or CEQA process. A response has been included here for informational purposes:

Although there is no specific mailing radius requirement for a Community Meeting, an invitation was mailed to residents within a 300-foot radius prior to the community meetings held July 12, 2014, September 25, 2014, and January 19, 2017. An email was sent to the interested parties list that included all former attendees at the public meetings, and anyone who asked to be placed on an email list. Prior to the community meeting in January 2017, City of Fremont staff was made aware that residents in The Trees community had not received a notice in the mail. In an effort to include all of the neighbors, staff hand-delivered flyers to the residents at the Trees three days prior to the community meeting.

While not the subject of this comment, noticing for the Draft EIR proceeded as follows:

In accordance with CEQA requirements for public noticing (CEQA Guidelines section 15087), a Notice of Availability was published in the Tri-City Voice, posted at the site, and also mailed to the interested parties list, Alameda County Clerk for posting, and local and regional agencies and organizations.

Response to Comment F-2

This comment expresses concern that the Project would have a noise impact on neighbors. Noise resulting from the proposed Project was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences were found to be below threshold levels and therefore not significant impacts of the Project.

Response to Comment F-3

This is a comment on the planning process and not a comment on the environmental analysis. All of the comments included in this document have been shared with City staff and decision-makers to take into account when making decisions regarding the proposed Project.

From: Roger Ravenstad
Sent: Monday, January 23, 2017 12:12 PM
To: Ingrid Rademaker; Rebecca Auld (rauld@lamphier-gregory.com)
Subject: FW: Re: California Nursery Master Plan

EIR comment regarding raptors

Roger

From: Joyce Blueford [mailto:blueford@msnucleus.org]
Sent: Sunday, January 22, 2017 10:30 AM
To: Roger Ravenstad; Chris Pattillo; Cathy Garrett
Cc: Kim Beranek; Irene Jordahl; Suzanne Wolf; janet barton
Subject: Fwd: Re: California Nursery Master Plan

Hi Roger, Chris and Cathy,

I asked Sandy Ferreira, who is a retired Park Ranger for the City of Fremont, and well respected birder throughout the State of California to comment on the Educational Building and owl habitat at California Nursery Historical Park. She helped to design the Hoot Owl and Owl on the Prowl program that we are currently offering at the park, she also does birding classes for me at Tule Ponds and keeps track of the Audubon Bird Counts for Fremont. Below are her comments.

Joyce

----- Forwarded Message -----

Subject: Re: California Nursery Master P
Date: Sat, 21 Jan 2017 23:06:47 -0800
From: Sandra J Ferreira <sferr224@comcast.net>
To: blueford@msnucleus.org
CC: KatBirdCA@aol.com, nc.nancy@aol.com, Phil Gordon <pagpeg@aol.com>, Karen Anderson <kanderson@msnucleus.org>

Hi Joyce, Phil, Pat and all,

I looked at the Master Plan for the placement of the classroom. I do not think this is a good idea or the right placement for the classroom or the parking lot (spaces) which parallels the length of the palm trees, we know this is an active roost and nest site for the owls. The noise, constant activity from the public, pollution from cars and litter will have an impact the owls, eventually they will abandon this area and move on. (Similar concerns of the Rookery at Lake Liz). We should ask that this area be considered a "nature area" with minimum activity, and no developed areas near the palm trees.

I think the classroom should be moved to the center of the property with the other main facilities or closer to the developed area where most activities are held.

G-1

G-2 | I know the owls roost on the palm trees in the back as well as the ones near the parking lot in the front near the Adobe, we have seen them there during the hoot owl programs... I saw that they were considering moving 10 palm trees to the front...that is not a good idea, the uprooting and disturbance of an established nest and roost site will cause the owls to abandon. Whose idea was this?

G-3 | I see they are going to add picnic sites., facilities for up to 250 people with BBQ grills, prep areas...this looks like these will be fee based, that means more people, more activity, more noise and more issues. Who will manage this park? This could evolve into another mini Lake Elizabeth once the word gets out.

G-4 | I would suggest to the City, we maintain at least 50% or more of the park for passive recreation (nature walks, birding, picnics- No fee or large developed sites) and preserve the historic value of the park... hopefully the owls and other birds will remain.

G-4 | I think adding some lawn areas are ok as long as they are designed near the center of the parks activities and not near areas where we want to keep as a nature area. You may want to remind the City if they add a lot of grass it won't be long before the Canada geese find it...then it will be complaints about too many geese, goose poop and soiling the parks facilities! I vote for the geese...)

Keep me posted, and thanks everyone for your input,

Sandy

PS : Thanks Pat and Phil regarding the summary of the rookery. Joyce and I in discussion about the rookery and future restoration of Duck Island.

LETTER G, SANDRA FERREIRA, 1/21/2017Response to Comment G-1

This comment notes concern that the location of the classroom and driveway/lot near the eastern boundary will disturb owls that roost and nest in the area. The EIR acknowledges that the presence of the classroom, including the disturbance associated with it, is likely to impact barn owls nesting and/or roosting in the nearby palms, and that this could eventually lead to the displacement of the owls. Impacts to nesting birds, including barn owls, were discussed in the Draft EIR in Impact Bio-1 (pages 7-9 to 7-10). Mitigation Measures Bio-1a through Bio-1c pertain to nesting birds, and implementation of these measures would reduce impacts to nesting birds below CEQA significance levels.

While Impact Bio-1 focuses specifically on nesting birds, Impact Bio-3 (page 7-11) pertains to all the common (i.e., non-special-status) birds that use the site. The Draft EIR and Biological Resources Assessment acknowledge barn owl use of the site. As described in Impact Bio-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species (including barn owls), impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on non-breeding species and on general bird use of the Project site would be less than significant from a CEQA perspective.

Numerous bird species that currently use the Project site tolerate moderate to high levels of human activity; even barn owls are frequently known to nest in heavily urbanized areas as long as suitable nest sites continue to be present. As a result, the Project would not necessarily cause barn owls to abandon the site. The owls could potentially persist in the palm trees near the proposed classroom, or they could move to other palms on the Project site.

Response to Comment G-2

This comment notes that relocation of palms would disturb owl nest and roost sites. Some palms may be removed, such as if they are hazardous to human safety. However, the Master Plan specifies that none of the palms planted by John Rock along the eastern boundary of the Park shall be removed or relocated unless they are hazardous, and that all or most of the palms off Nursery Avenue beyond the existing parking lot will be retained. The Master Plan also includes planting of palms in several locations (e.g., six along Nursery Avenue to replace palms that once lined the entrance to the nursery). The Draft EIR acknowledges that impacts to habitat for nesting, foraging, and roosting birds will occur, as discussed in Impacts Bio-1 and Bio-3. Impacts of any tree removal (including transplantation if it occurs) on actively nesting birds could occur as discussed in Impact Bio-1, and Mitigation Measures Bio-1a through Bio-1c would reduce impacts to nesting birds (including owls) to less-than-significant levels. Impact Bio-3 pertains to the potential impacts of the Project, including tree removal, on common (i.e., non-special-status) wildlife species that use the site, including the potential effects of habitat modification on birds. As described in Impact Bio-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species, impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on habitat for these bird species would be less than significant.

Because owls roost (and may nest) in palms in multiple locations on the site, as indicated by this comment, there is a high likelihood that barn owls will persist on the site even after Master Plan implementation. The owls will determine which trees best meet their needs in terms of both tree characteristics and tolerance of surrounding human activities, and it is likely that at least some areas

on the site will continue to be suitable for the owls. However, in the event that owls abandon the Park altogether, such an impact would be considered less than significant under CEQA as described in Impact Bio-3.

Response to Comment G-3

This is not a comment on the environmental analysis but questions who will manage the site. The Recreation Division will continue to manage the site and events will require a permit through them.

Response to Comment G-4

This is not a comment on the environmental analysis but notes lawn areas can attract geese, which tend to cause complaints. The “Great Lawn” that is shown on the Master Plan is existing, and only minor changes are proposed to the lawn to restore its former formality of design. No new lawn areas are proposed in the Master Plan. All of the comments included in this document have been shared with City staff and decision-makers to consider during Project approvals and operations.

Letter H

Ingrid Rademaker

From: Susan <lanferman@comcast.net>
Sent: Saturday, January 21, 2017 9:56 PM
To: Ingrid Rademaker
Subject: The California Nursery Historical Park Draft Final Master Plan.

Begin forwarded message:

From: Susan <lanferman@comcast.net>
Subject: California Nursery Project
Date: January 21, 2017 at 6:49:41 PM PST
To: ijordahl@fremont.gov, KBeranek@fremont.gov
Cc: Lily Mei <lmei@fremont.gov>, Vinnie Bacon <vbacon@fremont.gov>

I recently received your letter re: The California Nursery Historical Park Draft Final Master Plan. I have lived in the Rancho Arroyo neighborhood in Niles for 35 years. I used to purchase plants at the Adobe Nursery when it was open for business. It was not until just last week after receiving your letter that I walked the whole 20 acres of land. I was absolutely astonished at the size and the beauty of the parcel and intrigued by the historical buildings remaining on the property.

H-1

This evening, I took time to struggle through a review the EIR and the impacts to be considered by the local residents and the City of Fremont.

I like the proposed park, the restoration of the historical buildings and the restaurant idea. Regarding the Private Use Option, the City of Fremont has displaced the Regan Nursery twice now, in my recollection. Perhaps moving that nursery to this property would offer a wonderful opportunity to provide continuity to the California Nursery property history and also provide lease income to the City for the upkeep of the park section. It would be a win-win situation for our City.

H-2

I am very much in favor of the park AND the Private Use Option.

H-3

Thank you.

Susan Lanferman
36899 Montecito Drive
Niles

LETTER H, SUSAN LANFERMAN, 1/21/2017

Response to Comment H-1

This is an introductory comment that expresses general support for a park, restoration of historical buildings, and the idea of a restaurant, and is not a comment on the environmental analysis.

Response to Comment H-2

This comment expresses support for consideration of Regan Nursery at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site that was identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Response to Comment H-3

This is a comment in support of a park and retail nursery and is not a comment on the environmental analysis.

From: John Hollowell <johnmtwell@gmail.com>
Sent: Sunday, January 22, 2017 12:31 PM
To: Ingrid Rademaker
Subject: Niles Nursery Plan

Ingrid,

As a resident of the Niles district I am thrilled with the city's plan to improve the Historic Niles Nursery. I do, however have one concern. I believe that keeping a working nursery on the property will be beneficial to the community and in keeping with the history of the property.

Since Regan's Nursery needs to relocate and has been an important contributor to Fremont for many years it seems that supporting their relocation to Niles is a win/win for all concerned. Of course this needs make sense as a business decision and to be done in a timely basis.

Please work with the nursery and support the quick relocation of Regan's to the Niles property.

Best Regards

John Hollowell

Sent from my iPhone

I-1

LETTER I, JOHN HOLLOWELL, 1/22/2017

Response to Comment I-1

This comment expresses support for consideration of Regan Nursery at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

From: renee shean <renee@jrshean.com>
Sent: Sunday, January 22, 2017 11:03 AM
To: Ingrid Rademaker
Subject: California Nursery Historical Park & Regan Nursery



Ms Rademaker,
I live in Niles and am looking forward to the completion of the CA Historical Park. I grew up here and remember when that area was all a nursery itself, and noticed there is a plan to have a nursery plot. I would like to suggest that you consider allowing Regan Nursery to move there. I know they have been rejected in the past, but was hoping you would reconsider. Regan's is one of the oldest nursery's in Fremont, and historical in it's own right. As of now, I believe it will have to close down at the end of it's lease, meaning Fremont with have no real nursery left. I, and many of the residents in Niles, really hope you will reconsider offering the nursery plot to Regan's, I believe it would be a win for both parties!

J-1

Thanks you for your time,
Renée



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LETTER J, RENÉE SHEAN, 1/22/2017

Response to Comment J-1

This comment expresses support for allowing Regan Nursery to operate at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Letter K

Ingrid Rademaker

From: Joan P Weber <joanandfred@yahoo.com>
Sent: Sunday, January 22, 2017 11:39 AM
To: Ingrid Rademaker
Subject: California Historical Nursery Park

Hello,

I am writing to strongly urge you to lease a portion of the California Historical Nursery Park to Regan's Nursery. They have the background and knowledge to do an excellent job of furthering the heritage of this historic site and would be a much needed resource for Fremont and the surrounding area.

Please do everything you can to overcome whatever obstacles may stand in the way of making this vision a reality.

Best regards,

Joan Weber, a 35 year Niles resident

K-1

LETTER K, JOAN WEBER, 1/22/2017

Response to Comment K-1

This comment expresses support for the restoration of the historic buildings, a community garden, restaurant, and allowing Regan Nursery to operate at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

From: rose corsi <rose_corsi@comcast.net>
Sent: Sunday, January 22, 2017 1:09 PM
To: Ingrid Rademaker
Subject: Niles?

Hello Ingrid:

I thought I would send you a few lines regarding a few properties in Niles. First of all, the Nursery property is a wonderful asset to Niles as well as the Adobe and farmhouse. I would hope having moved Reagans nursery for two times from my accounts this site might be a good fit for their new location. In addition, the old Henkel property that has sat overgrown with weeds and piles of soil can come to some type of clean up agreement while the developer and residents fight over the proposed project of town houses and "new" gateway. As a 30-year resident here, we supported Lily Mae in her mayoral race. I hope that historical buildings, open space, and history can be of importance to the City of Fremont.

| L-1
| L-2
| L-3

Thank you
Rose Corsi
Third Street (Niles)
Fremont CA 94536

LETTER L, ROSE CORSI, 1/22/2017

Response to Comment L-1

This comment expresses support for allowing Regan Nursery to operate at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Response to Comment L-2

This comment makes reference to topics other than the California Nursery Historical Master Plan and environmental analysis. For informational purposes, the following information is provided regarding the referenced Henkel property:

The Henkel site is located at the far eastern end of Niles Boulevard approximately one-mile from the California Nursery Historical Park. It is not part of the proposed Project or environmental evaluation for the Project. The property is currently vacant and is privately owned by a development company, which is in litigation over a residential development project that was proposed for the site in 2014. The property owner is responsible for maintenance of the vacant site and has already completed groundwater remediation at the site.

Response to Comment L-3

This comment expresses the importance of historical buildings, open space, and history, and is not a comment on the environmental analysis.

From: Safarikidsca <safarikidsca@yahoo.com>
Sent: Sunday, January 22, 2017 2:31 PM
To: Ingrid Rademaker
Subject: Save the Niles park and nursery

I am for the restoration of the historical buildings, a community garden, a restaurant idea and a nursery plot (under the Private Use Option in the E.I.R.)

(The City of Fremont has displaced the Regan Nursery twice now, Perhaps moving that nursery to this property would offer a wonderful opportunity to provide continuity to the California Nursery property history and also provide lease income to the City for the upkeep of the remaining park section. It would be a win-win situation for our City and perhaps bring more customers to the area shops.

M-1

Regards

Gamila abdelhalim

LETTER M, GAMILA ABDELHALIM, 1/22/2017

Response to Comment M-1

This comment expresses support for restoration of historical buildings, a community garden, a restaurant idea, and a retail nursery, naming Regan Nursery as a potential operator. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

From: Arthur Martinez <elchuntr1@yahoo.com>
Sent: Thursday, January 26, 2017 4:15 AM
To: Ingrid Rademaker
Subject: Niles Nursury new plan

Hi Ingrid;
They said you can answer one of my questions?
Why is there an area for a community garden planned in our niles nursery?

These leaf people were charging up to 500 dollors to rent one of the 4by 8 garden box.

This is not considered a " community garden " this is just away for these people to make money on the Niles nursery.

Then they use their huge greenhouses to grow vegetables to sell for profit to people. anyone who has cash can showup at our nursery and buy from them.

I live in Niles most of us don't want these people using our nursery for profit.

Hopefully its not to late Art from Niles

N-1

LETTER N, ARTHUR MARTINEZ, 1/26/2017

Response to Comment N-1

This is not a comment on the environmental analysis but expresses opposition to having LEAF operate a “community garden” with fees at the site. All of the comments included in this document have been shared with City staff and decision-makers and can be considered during Project approvals and operations.

Letter O

Ingrid Rademaker

From: Gregory Orr <gregorrlinda@comcast.net>
Sent: Thursday, January 26, 2017 4:06 PM
To: Ingrid Rademaker
Subject: nursery at California Nursery Historical Park

Dear Ingrid,

This letter is to encourage the city of Fremont to consider Regan's Nursery as a candidate for the nursery at the historical park. I know this was considered before, and costs may be an issue. But losing Regan's will mean only big box stores and Dales will have nursery departments in Fremont. Regan's is the only nursery business still in Fremont, and my wife and I would consider it a definite advantage if Regan's could be part of the California Nursery Historical Park.

O-1

Thank you,

Gregory Orr

LETTER O, GREGORY ORR, 1/26/2017

Response to Comment O-1

This comment expresses support for allowing Regan Nursery to operate at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

From: Leonard Lloyd <leonardlloyd76@yahoo.com>
Sent: Friday, February 03, 2017 4:11 PM
To: Ingrid Rademaker
Subject: Niles Nursery Park proposal

Thank you for your comment deadline reminder. In general, as a nearby resident of the California Nursery Park, I generally support the proposed improvements and restoration. However, I think that the proposed retail at the Nursery Avenue gate should be a commercial nursery rather than cafe. If a cafe is needed, I recommend it be part of the interpretive center. And to the southeast of a commercial nursery, I urge that the community gardens be adjacent to the commercial nursery, with access between them, including both organized community gardens such as LEAF and individual raised beds such as those now located at the west border.

P-1

I suggest that the footprint of the restored galvanized metal shed be reduced to that portion that is currently structurally sound.

Thanks again,
Leonard Lloyd
36081 Carnation Way

LETTER P, LEONARD LLOYD, 2/3/2017

Response to Comment P-1

This comment suggests an alternative to the Project. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

From: Gerry McChesney <gerry.mcchesney@gmail.com>
Sent: Monday, February 06, 2017 9:43 PM
To: Ingrid Rademaker
Subject: California Nursery Park DEIR comments

Dear Ms. Rademaker,

Regarding the California Nursery Historic Park, this is what I would most like to see:

1) If a retail nursery is included, it should provide, and promote, primarily if not entirely California native plants, especially local native plants. Good selections of native plants are hard to find locally and this would be a great addition to the area. In addition to beautifying our neighborhoods, this would help promote the use of plants already adapted to our arid climate, and reduce the introduction and spread of plant diseases that can be imported to our area from plant stock from abroad.

Q-1

Introduced plant diseases, fungi, and associated insects (e.g., spruce bark beetle) have decimated many of our prized native plants and their use greatly needs to be curbed. Growing and selling local native plants will help. Something like a Native Here Nursery (in Tilden Regional Park in the Berkeley Hills) or Yerba Buena Nursery (in the Santa Cruz Mountains) would be fantastic.

2) A California native plant demonstration garden/botanical garden. Those like at Tilden Regional Park and Yerba Buena Nursery not only are very attractive and enjoyable to visit, but help show gardeners how beautiful a garden done with California native plants can be. Such a garden would also attract lots of birds (such as hummingbirds), butterflies, and native bees, further increasing the value and enjoyment of the garden,

Q-2

As a local, I know I would visit the Nursery Park regularly and buy plants from the native plant nursery if these were incorporated.

Thank you for the opportunity to comment.

Gerry McChesney
 35426 Ronda Ct.
 Fremont, CA 94536

LETTER Q, GERRY MCCHESENEY, 2/6/2017

Response to Comment Q-1

This is not a comment on the environmental analysis but a suggestion regarding native plants if a retail nursery operates at the site. All of the comments included in this document have been shared with City staff and decision-makers and can be considered during operations.

Response to Comment Q-2

This comment suggests an alternative to the Project, specifically inclusion of a plant demonstration garden/botanical garden. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

From: Joyce Blueford <blueford@msnucleus.org>
Sent: Tuesday, February 07, 2017 12:11 PM
To: Ingrid Rademaker
Cc: Roger Ravenstad; bart >> janet barton
Subject: Comments on EIR
Attachments: EIR for California Nursery comments submitted by MSN.docx

Hi Ingrid,

Attached are Math Science Nucleus comments on EIR....if you need clarification just email (wrote it quickly)

Joyce

EIR for California Nursery comments
submitted by Math Science Nucleus, written by Joyce Blueford, Board President

2-5 General comment Could you check the following: when we submit to National Historic Landmarks, should not a building on the site of the Garden Store be a replica with a similar functionality? Garden store/retail with cafe	R-1
2-6 Impacts of Nesting Birds should include raptors like owls that also perch during the day which is all year round. We have identified several areas that the owls “bounce” around. We have been tracking them informally for the last 5 years. They are vital to our Hoot Owl designation (only 1 of 2 in the bay area from the SF Boy Scout Council (took 2 years to get confirmed). The areas are near President’s cottage, owl move from trees on the PPIE Palm walk from Niles Blvd to Bruce Roeding house, also in the back (however, we left those alone because of lack of fence and dogs). The palms on nursery have were active (near parking lot) up to last year, when City trimmed the wrong palms (contractor) this one was a nest also.....	R-2
2-8 Cultural impact of fossils ... would be nice to specify that the fossils would go to Children’s Natural History Museumand fossils would be curated by Math Science Nucleus	R-3
2-10 Since the ROP building is of not of historic value and with only a perimeter foundation, which is of poor quality, it seems that this building should not be included in the portion where another building (archive/classroom area) has to be in that footprint	R-4
What is historic about growing lines.... That is a common practice that is obvious in all the archive photos. Don’t see why you should put a restriction	
Last bullet – bulb festival took place throughout the growing grounds	R-5
2-11 dawn redwoods are not mentioned as well as the Luther Burbank’s spineless cactus; growing Smyrna fig tree may be difficult especially to fruit (that was one of George Roeding’s conclusion)	
2-17 Impact Util -1 Increased Water Demand The amount of water needed to take care of existing trees and if we add irrigation to the orchard seems like there will be a significant increase of water use, hence higher water bills.... Also seems like ACWD should be able to share in wells.... Not sure if they were contacted....	R-6
Page 3-1 The Adobe is more like 1830’sdid research of Maria Gualupe Vallejo’s writing and she states that the Vallejo house (across from Mission was built in 1842, and this structure was there before hand where they had fiestas and rodeo’s. This spot was also an area for wheat farming in her documentation. She was a journalists and the youngest daughter of Don Jose Vallejo	R-7
Last paragraph.... The Math Science Nucleus does maintain a tree nursery there with over 200 trees	R-8

3-3 on map refers to historic lath..... do not understand why historic... these were not permanent structures and used to create shed... throughout the history of nursery they moved around...

R-9

3-4 Historic elements and interpretive program - seems like names of roads should reflect the history... high lath structure... waste of money would ruin the view of adobe and trees in the back...

R-10

Please note that the historic artifacts are not owned by City and needs to get agreement from Math Science Nucleus and Bruce Roeding on where they can be displayed. It is Bruce Roeding's wishes that the artifacts are displayed in the historic buildings to save these structures from events wear and tear. I would be vague about the "museum" structure

R-11

3-7 Programming

We disagree with the numbers for generating funds ...the cost of putting on kitchens outweighs money generated on rental. This area should be open to the other way... the historic building used in educational programming... the money generated is more significant than rental and the benefit to the city and schools make it more community based. There could be rentals on the newer structure where people can have birthday parties or wedding using the ambiance of the nursery history. Maintenance of the items like gardens throughout the park is what would drive rentals of lawns or outside areas and there is no mention of maintenance.

R-12

LETTER R, JOYCE BLUEFORD, MATH SCIENCE NUCLEUS, 2/7/2017

Response to Comment R-1

This comment suggests an alternative to the Project, specifically creating a replica of the Garden Store with retained garden store functionality. Removal of the Garden Store and replacement with a (non-replica) café was identified as a significant impact in Chapter 8 of the Draft EIR. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

Response to Comment R-2

This comment references impacts to nesting birds, including raptors and owls. The nesting birds discussed in Impact BIO-1 includes raptors such as owls. As indicated in the discussion of wildlife use of the site on pages 7-1 and 7-2 of the Draft EIR, as well as in the Biological Resources Assessment in Appendix B of the Draft EIR, evidence of roosting and/or nesting barn owls was observed on the site. Therefore, Mitigation Measures BiR-1a through BiR-1c pertain to nesting raptors, in addition to other bird species that nest on the site, and implementation of these measures would reduce impacts to nesting birds to less-than-significant levels.

While Impact BIO-1 focuses specifically on nesting birds, Impact BIO-3 pertains to all the common (i.e., non-special-status) birds that use the site. For example, the Draft EIR and Biological Resources Assessment acknowledge that raptors other than barn owls, such as Cooper's hawk and other hawks, could potentially forage on the Project site. As described in Impact BIO-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species, impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on non-breeding species and on general bird use of the Project site would be less than significant.

Numerous bird species that currently use the Project site tolerate moderate to high levels of human activity; even barn owls are frequently known to nest in heavily urbanized areas as long as suitable nest sites continue to be present. As a result, the Project would not necessarily cause barn owls to abandon the site. The owls could potentially persist in the palm trees near the proposed classroom, or they could move to other palms on the Project site.

Response to Comment R-3

This comment requests consideration of donation of any discovered fossils to Children's History Museum. If fossils are discovered, the City would consider donating them to the non-profit Children's History Museum.

Response to Comment R-4

This comment requests consideration that the ROP building could be in a different location since it is not historic. The ROP building has been proposed to be renovated in its existing location to avoid disturbance to other areas of the park. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

Response to Comment R-5

This comment questions the analysis behind Mitigation Measure Cultural-6 while referencing the summary table on page 2-10 only. The analysis related to cultural landscape resources is discussed on pages 8-16 through 8-19 and in the report included as Appendix E of the Draft EIR. As noted in the comment, growing lines are common practice and this measure does not require all trees to be planted in lines.

Response to Comment R-6

This comment references water use and coordination with ACWD. ACWD was notified of the Draft EIR and submitted comment letters B1 and B2 included in this document. The City will comply with applicable regulations and coordination protocols with ACWD.

Response to Comment R-7

This comment provides information regarding the history of the site. If verified, this information would not change the conclusions of the Draft EIR but has been provided to City staff and decision-makers for their use moving forward.

Response to Comment R-8

This comment clarifies that Math Science Nucleus also maintains a tree nursery at the site. See Chapter 22 for full text of the requested revision made to page 3-1 of the Draft EIR.

Response to Comment R-9

This comment suggests the high lath structure does not need to be described as “historic” on the site plan. The California Nursery historically used lath structures throughout the property for various shade needs. There are no existing lath structures remaining, but reintroducing a lath structure would be intended to reference and enhance the historical story of the nursery and it is therefore an appropriate descriptor for purposes of the site plan. The lath structure is not identified as nor assessed as a historical resource in Chapter 8 of the EIR.

Response to Comment R-10

This comment suggests an alternative to the Project, specifically to omit the lath structure for improved views of the adobe and trees. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and this additional suggestion will be considered along with these comments by decision-makers when considering Project approvals.

Response to Comment R-11

This comment suggests an alternative to the Project, specifically to utilize existing structures for housing of historic artifacts and information. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and this additional suggestion will be considered along with these comments by decision-makers when considering Project approvals. While the proposed museum is envisioned as an Interpretive Center for presentation of artifacts related to the California Nursery, it is noted that those artifacts would need to be obtained for that use.

Response to Comment R-12

This comment suggests an alternative to the Project, specifically to utilize existing structures for educational programming rather than event rentals. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and this additional suggestion will be considered along with these comments by decision-makers when considering Project approvals. Specific generation of funds and maintenance activities goes beyond the details required for analysis in the environmental document.

Letter S

Ingrid Rademaker

From: Jennifer Emmett <emmettfamily1@gmail.com>
Sent: Wednesday, February 08, 2017 9:33 AM
To: Ingrid Rademaker
Cc: Roger Ravenstad
Subject: Comment on Historic Nursery EIR

Dear Ms. Rademaker,

I am a lifelong resident of the Niles area of Fremont. I have lived within a 1/4 mile of the California Historic Nursery property nearly my entire life, so I am familiar with the changes that it has undergone over the last 40 years. That being said, I am extremely concerned with the findings in the EIR, and the draft Master Plan for the site as a whole.

I attended the meeting held at the Teen Center, where the final plan was presented. I am troubled that the plan includes so much development at the site. Part of what makes the site so special is that it has a partially "wild" feel to it, which is so rare to find within Fremont these days. Additionally, the buildings that are planned for the site under the Master Plan presented are very large, and in my opinion, unnecessary. An 18,000 square foot building is HUGE for that site, and completely out of character with the other buildings on the property (even the 9,000 square foot footprint is ridiculous). There is also a plan for a 2,400 square foot "classroom" building. Surely, the city can accomplish its goal of highlighting this special part of local Fremont history without building nearly 20,000 square feet of new construction. I appreciate the plan to educate the public about the historic nature of the site, however, I'm concerned that the city is basically planning for a tourist attraction / event venue in the middle of a residential area.

S-1

Additionally, the report states that:

"No nests of raptors (e.g., hawks, eagles, falcons, and owls) were observed on the site or in adjacent areas during the focused survey. However, evidence of barn owl presence (i.e., white wash and feathers) was observed beneath a group of large date palms, indicating the potential presence of a barn owl nest and/or roost. Other raptors that nest in natural areas in the region, such as the Alameda foothills to the northeast, may occasionally forage on the Project site."

S-2

I live directly behind the property on Hillview Drive, and can tell you that there absolutely raptors which nest in the large trees on the property. I have witnessed a mother red-tailed hawk coaxing her chick out of the nest in one of the large cedars within the last 6-8 months. Just because those conducting the study didn't see the wildlife, that does not mean it is not there. And yes, the raptors do forage there, however, that area will no longer be available for them to forage in if it is developed in the manner that is being discussed in the Master Plan.

Additionally, the Master Plan references holding events, such as weddings and meetings at the location. Having property located next to a wedding venue will not be a pleasant experience for those whose properties border the site. I did not see any provisions within the EIR to prohibit alcohol and music. I can assure you that no one whose property is in the vicinity of the nursery site and proposed event venues would be pleased about being exposed to the noise and traffic of a large event being held until 10:00pm.

S-3

In conclusion, I think that Fremont needs to go "back to the drawing board" on this plan, and consider what makes the site special as it is and more accurately reflects its history, rather than trying to turn it into something it is not, and never was.

S-4

Regards,

LETTER S, JENNIFER EMMETT, 2/8/2017Response to Comment S-1

This comment generally supports a plan with reduced development and intensity of use. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and comments including this one will be considered by decision-makers when considering Project approvals.

Response to Comment S-2

This comment notes neighbor observation of red-tailed hawks at the site. The information provided in this comment, pertaining to the use of the site by nesting red-tailed hawks and by foraging raptors, is appreciated. While their presence was not observed during the surveys for the Draft EIR, as demonstrated in the quote from page 7-2 of the Draft EIR, the potential for them to occur on the site was acknowledged. The discussion of impacts to nesting birds in Impact Bio-1 would pertain to red-tailed hawks or any other bird species that might nest on the site. Therefore, Mitigation Measures Bio-1a through Bio-1c pertain to nesting raptors, in addition to other bird species that nest on the site, and implementation of these measures would reduce impacts to nesting birds (including red-tailed hawks) to less-than-significant levels. Numerous bird species that currently use the Project site tolerate moderate to high levels of human activity. Therefore, it is possible that red-tailed hawks would continue to use the Project site even after Project implementation, for foraging and possibly even nesting. However, Impact Bio-3 pertains to the potential impacts of the Project on common (i.e., non-special-status) wildlife species that use the site, including the potential effects of habitat modification on birds. As described in Impact Bio-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species (including red-tailed hawks), potential impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on species such as the red-tailed hawk would be less than significant under CEQA.

Response to Comment S-3

This comment expresses the opinion that events such as weddings and meetings at the site would not be a pleasant experience for neighbors. While not explicitly tied to an environmental topic, this comment could relate to noise. Noise resulting from the proposed Project, including the parking lot near the eastern boundary, was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences were found to be below threshold levels and therefore not significant impacts of the Project.

This comment likely also intended to apply to social effects, as opposed to environmental effects. As part of the environmental analysis performed under CEQA, the analysis in this EIR assesses the potential for the Project to result in impacts to the environment, and does not study social or economic effects. That being said, it is acknowledged that the environmental analysis is only one element for consideration of Project approvals by City decision-makers and all of the comments included in this document have been shared with City staff and decision-makers to take into account when making decisions regarding the proposed Project.

Response to Comment S-4

See response to comment S-1.

Letter T



Ohlone Audubon Society, Inc.

*A chapter of the National Audubon Society
Serving Southern & Eastern Alameda County CA*

*Our Mission: To celebrate and protect birds and their habitats in
Southern and Eastern Alameda County*

www.ohloneaudubon.org

February 7, 2017

Ingrid Rademaker
City of Fremont, Planning Division
39550 Liberty Street
Fremont, CA 94538

Email: IRademak@fremont.gov

Dear Ms. Rademaker,

Ohlone Audubon society, serving southern and eastern Alameda County, submits the following comments to the DEIR for California Historical Park Master Plan.

We submit comments regarding:

- Impact on Barn Owl population
- Impact on other wildlife (i.e.) neotropical migrants, other birds of prey
- Large lawn area
- Need for classroom
- Minimize museum footprint
- Total Wildlife Value
- Nature or natural area

Our main concern is the impact this development will have on the resident wildlife. The plan, and stated objectives, says nothing about enhancing the wildlife value of the site. Also, the "thresholds of significance" have no mention of wildlife. The California Nursery currently provides significant breeding habitat for Barn Owls and passive recreation for the public.

T-1

T-2

Specifically we have concerns regarding the nesting Barn Owls, and other birds, such as Red-Shouldered Hawks, White-tailed Kites, resident passerines, and a host of neotropical migrants, such as Bullock's and Hooded Orioles and Western Tanagers. Hooded Orioles in particular are obligate nesters in palm trees. The habitat has been created and thus returning species are dependent on it. While we commend the stated mitigation efforts, there is still a question of the disturbance to these birds. We are concerned that the significant roosting and breeding habitat values of the palms to the above listed species are understated. The above species are offered a level of protection that is perhaps not being considered, from the palm trees. The California Fish and Wildlife Code does cover the disturbance to birds that causes nest abandonment and/or loss of the reproductive effort.

T-2
Cont'd

The mitigation notes all attempts will be made to consider construction before February 1 and the use of vegetative screening views of construction. The screening views do not accommodate the risks of sound having an interference to nesting. Also, please be aware, nesting is set up by owls often prior to the February 1 date. We do not know what effect construction would have on the species prior to actual nesting.

T-3

We noted on the plan the removal and transplanting of 10 (?) palms – why and where from? This could be destructive to the owls. Is there a need to remove or transplant these trees? The plan does not identify which palms will be impacted. Translocation of any palm tree should be regarded as having the same biological impact as removal.

T-4

Another question concerns the statement that the disturbance on “common wildlife” is not significant. We are not sure of your evidence and what defines “common wildlife”, other than that it is not endangered, threatened, or of special significance. We can provide listings of diversity of species found here and throughout the year. (The DEIR mentions Grasshopper Sparrow, which would not be a species that would ever be expected here, with closest sightings being in Garin Park, Hayward.)

T-5

We also question the advisability of the additional 2,400 square foot multipurpose/classroom new building. The plan shows this just adjacent to the row of palms, where Barn Owls in particular roost and nest. (Evidence of owl pellets). We feel the classroom goals could just as easily be accomplished in the larger museum building and this additional building is not warranted, especially in this area which could be very disruptive to the birds, both during construction and afterward during use.

T-6

We are also questioning the large lawn area. Besides the issues of maintenance of such an area (mowing, etc.) lawn areas offer little wildlife value, other than foraging areas for Canada Geese! We believe you are familiar with the goose problem and associated costs at Lake Elizabeth.

T-7

As regards the plan as a whole, we think it is too much and would prefer a higher portion be passive recreation. We feel the plan should be “brought down a notch”. Besides the above

T-8

comments regarding the disturbance to the owls and other birds, less lawn area, we suggest a more natural or nature area be included in the plan. The planned museum building, either one or two stories, seems to also have a very large "footprint" for the area. This building would also have the question of bird strikes. Avoidance of the use of reflective glass on any of the windows - there is bird safe glass that has dots birds can see. We offer the following for more information: <http://www.birdwatchingdaily.com/featured-stories/15-products-that-prevent-windows-strikes/>. We note and applaud your mitigation for the night lighting.

T-9

T-10

T-11

Ohlone Audubon commends all the hard work and effort that went into this plan, but feels the wildlife component (.i.e. enhancements for wildlife habitat, avoidance of impacts, mitigation measures) requires further refinement.

T-12

Sincerely,

Phil and Pat Gordon
Ohlone Audubon Society

LETTER T, PHIL AND PAT GORDON, OHLONE AUDUBON SOCIETY, 2/9/2017Response to Comment T-1

This comment indicates that the plan and its objectives do not include enhancement of the wildlife value of the site. That is correct – the project objectives, as stated on page 3-10 of the Draft EIR, are focused on public engagement, education, historical interpretation, providing a location for events, and generating financial support for operation of the park. For the sake of this particular Project, the City did not include enhancement of wildlife value as a stated objective. However, as stated on pages 2-1 and 3-7 of the Draft EIR, the Master Plan intends to retain as many of the existing trees as feasible, in part to help maintain habitat value.

This comment also indicates that the thresholds of significance do not mention wildlife. On the contrary, the thresholds of significance for the biological resources impact analysis, which are listed on page 7-8 of the Draft EIR, specifically address wildlife; including specifically thresholds 1 and 5 mention wildlife, and threshold 2 pertains to habitat and special status species that could be both plants and animals (wildlife). As analyzed in Chapter 7 (and Appendix B) of the Draft EIR, biological impacts, including those to wildlife, were found either to be below CEQA significance levels or reduced to that level through implementation of the identified mitigation measures.

Response to Comment T-2

This comment expresses concerns regarding nesting birds, including raptors and resident passerines, as well as Neotropical migrants that may nest on the site and/or use it during migration. Potential impacts to nesting birds are addressed on pages 7-9 and 7-10 of the Draft EIR in Impact Bio-1, and Mitigation Measures Bio-1a through Bio-1c have been required to reduce impacts to actively nesting birds. The California Fish and Game Code prohibition of disturbance that causes nest abandonment and/or loss of reproductive effort was taken into account in the formulation of Mitigation Measures Bio-1a through Bio-1c; specifically, the buffers described in Bio-1b are designed to avoid disturbance that could lead to nest abandonment and/or loss of reproductive effort.

Impact Bio-3 (Draft EIR page 7-11) acknowledges that some habitat for nesting and migrant birds will be lost or modified as a result of the Project. However, the site supports only a very small proportion of the regional availability of any one habitat type, any one plant species (such as palms), and any one bird species. For example, Project implementation will have no measurable effect on regional populations of species such as the hooded oriole because of the abundance of suitable nest trees (i.e., fan palms) present throughout the Fremont area and the greater San Francisco Bay area. As a result, the Project's impacts on these birds and their habitats would not reach the established CEQA significance threshold of a substantial adverse effect, and therefore impacts on birds and their habitats were determined to be below significance thresholds.

Response to Comment T-3

This comment notes that construction sound has the potential to interfere with nesting. The mention (in Mitigation Measure Bio-1b on page 7-10 of the Draft EIR) of vegetation that may screen nesting birds' view of construction activities was just one of several factors that were noted in that mitigation measure as potentially influencing the dimensions of buffers that would be established around active birds' nests. Noise is one of the elements of construction that could potentially disturb birds and other factors were listed in that mitigation measure, including that nest buffers would be determined by a qualified ornithologists for each individual nest given the construction activities that could result in disturbance. While this measure already implicitly includes consideration of the noise of construction activities, a revision to this measure to specifically reference noise has been made to respond to this comment. See Chapter 22 for full text of the revisions made to pages 7-9 to 7-10 of the Draft EIR.

This comment also suggests that nesting can be set up prior to February 1. While some bird species may engage in breeding behavior, such as courtship and nest construction, prior to February 1, Mitigation Measures Bio-1a through Bio-1c (pages 7-9 and 7-10 of the Draft EIR) are intended to protect active nests (i.e., nests with eggs or young). If construction occurs prior to February 1, it is unlikely that active nests will have been established. Any disturbance of birds that might have nested on the Project site later in the year may cause the birds to relocate to suitable habitat elsewhere.

Response to Comment T-4

Some palms may be removed, such as if they are hazardous to human safety. However, the Master Plan specifies that none of the palms planted by John Rock along the eastern boundary of the Park shall be removed or relocated unless they are hazardous, and that all or most of the palms off Nursery Avenue beyond the existing parking lot will be retained. The Master Plan also includes planting of palms in several locations (e.g., six along Nursery Avenue to replace palms that once lined the entrance to the nursery). The Draft EIR acknowledges that impacts to habitat for nesting, foraging, and roosting birds will occur, as discussed in Impacts Bio-1 and Bio-3. Impacts of any tree removal (including transplantation if it occurs) on actively nesting birds could occur as discussed in Impact Bio-1, and Mitigation Measures Bio-1a through Bio-1c would reduce impacts to nesting birds (including owls) to less-than-significant levels. Impact Bio-3 pertains to the potential impacts of the Project, including tree removal, on common (i.e., non-special-status) wildlife species that use the site, including the potential effects of habitat modification on birds. As described in Impact Bio-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species, impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on habitat for these bird species would be less than significant.

Revision to the note on the site plan referencing the possibility of transplanting of palms on site has been revised to better reflect the above. See Chapter 22 for full text of the revisions made to page 3-5 of the Draft EIR.

Response to Comment T-5

The comment questions the definition of significance of impacts to common wildlife. The commenter is correct that the term “common” wildlife indicates that these species are not considered special-status species (i.e., they are not listed under the California or Federal Endangered Species Acts, they are not candidates for such listing, and they are not listed as California Species of Special Concern or state Fully Protected species). The reasoning why impacts to such species resulting from this particular Project are considered less than significant is provided in Impact Bio-3 (page 7-11 of the Draft EIR). To summarize, the site supports only a very small proportion of the regional availability of common habitats and populations of any one species. As a result, impacts on these species would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on these species would be less than significant under CEQA.

The comment mentions that grasshopper sparrow would not occur on the site. Grasshopper sparrow was mentioned in the Draft EIR (page 7-4) in the context of a species that would not be expected to occur on the site due to the absence of extensive grassland.

Response to Comment T-6

This comment references impacts to nesting birds including owls due to the location of the proposed multipurpose/classroom building. The nesting birds discussed in Impact Bio-1 include raptors such as owls. As indicated in the discussion of wildlife use of the site on pages 7-1 and 7-2 of the Draft EIR, as well as in the Biological Resources Assessment in Appendix B of the Draft EIR, evidence of

roosting and/or nesting barn owls was observed on the site. Mitigation Measures Bio-1a through Bio-1c pertain to nesting raptors, in addition to other bird species that nest on the site, and implementation of these measures would reduce impacts to nesting birds to less-than-significant levels.

While Impact Bio-1 focuses specifically on nesting birds, Impact Bio-3 pertains to all the common (i.e., non-special-status) birds that use the site. For example, the Draft EIR and Biological Resources Assessment acknowledge that raptors other than barn owls, such as Cooper's hawk and other hawks, could potentially forage on the Project site. As described in Impact Bio-3, because the site supports only a very small proportion of the regional availability of common habitats and populations of common bird species, impacts on these birds would not reach the CEQA significance threshold of a substantial adverse effect, and therefore impacts on non-breeding species and on general bird use of the Project site would be less than significant.

Numerous bird species that currently use the Project site tolerate moderate to high levels of human activity; even barn owls are frequently known to nest in heavily urbanized areas as long as suitable nest sites continue to be present. As a result, the Project would not necessarily cause barn owls to abandon the site. The owls could potentially persist in the palm trees near the proposed classroom, or they could move to other palms on the Project site.

Response to Comment T-7

This comment questions the wildlife value of the lawn area. The "Great Lawn" that is shown on the Master Plan is existing, and only minor changes are proposed to the lawn to restore its former formality of design. No new lawn areas are proposed in the Master Plan. The Master Plan includes this feature for historical purposes. It is not identified as a feature that would provide high wildlife habitat value nor would it be expected to.

Response to Comment T-8

This comment generally supports reduced development intensity including more passive recreation area, more natural area, and less lawn. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals. Also see response to comment T-2 regarding disturbance to owls and other birds.

Response to Comment T-9

This comment recommends avoidance of reflective glass on the proposed museum building. As indicated on page 3-4 of the Draft EIR, the 18,000-square-foot size of the museum/interpretive center is the maximum size of this building, which could potentially be smaller. The exact size and design of this building will be determined as detailed design proceeds, and the building will be designed according to anticipated needs. The potential for bird strikes would be among the various impacts to birds that were considered in Impact Bio-3 (page 7-11 of the Draft EIR), such impacts are below CEQA significance levels because the number of birds that could be impacted does not meet the CEQA significance criterion of a substantial effect. That being said, the recommendation that glass on the museum should incorporate bird-safe elements to reduce the risk/frequency of bird collisions has been provided to City staff and decision-makers to consider as detailed design proceeds.

Response to Comment T-10

This comment supports specific proposals for night lighting (see page 4-5 of the Draft EIR) and does not require a response.

Response to Comment T-11

This comment is a closing statement and summarizes the comments in the letter. Please refer to the responses to comments T-1 through T-10 above for detailed responses to the specific points raised in this comment letter.

Letter U1



From: bart.balk@comcast.net
Subject: Fwd: Request to Update the EIR for California Nursery Historical Park - for worker buildings - dwellings, cookhouse, etc.
Date: February 9, 2017 at 5:18 PM
To: IRademaker@fremont.gov
Cc: SWolf@fremont.gov, blueford@msnucleus.org, RRavenstad@fremont.gov

Hi, Ingrid,

I just wanted to make sure that this request was officially in the record - for the possibility of including worker buildings at the park.

Janet

Begin forwarded message:

From: "bart.balk" <bart.balk@comcast.net>

Subject: Request to Update the EIR for California Nursery Historical Park - for worker buildings - dwellings, cookhouse, etc.

Date: January 12, 2017 at 10:09:11 PM PST

To: Roger Ravenstad <RRavenstad@fremont.gov>

Cc: "alminard@comcast.net" <alminard@comcast.net>, Tim Gavin <tim@gavin-law.com>, Geraldine Low-Sabado <glowsabado@gmail.com>, Harry Avila <harry.avila@yahoo.com>, regina lin10 <regina.lin10@gmail.com>, Jill Au <jmfau@comcast.net>, Christopher Louie <louiecbeav@aol.com>, Suzanne Wolf <SWolf@fremont.gov>

Hi, Roger,

I would like to introduce you to our "Shinn Chinese Bunkhouse" Committee. Our members are Chris Louie, Tim Gavin, Regina Lin, Gerry Low-Sabado, Al Minard, Jill and Mike Au, Harry Avila, and myself.

We are made up of Rotarians, Mission Peak Heritage Foundation volunteers, California Nursery Historical Park volunteers, and Fremont descendants of Chinese immigrants. Gerry's family goes all the way back to 5 generations (Monterey & Pacific Grove). Jill's and Chris' family's back 3 generations. Jill's family came to Centerville in the 1910's. Her father (Joshua Fong) and his brothers and sisters attended Niles Elementary. Bruce Roeding went to school with Jill's family members. The Fong extended family worked the California Nursery, Shinn Ranch, Patterson, and Stevenson Ranches. Joshua Fong had his own farm in North Fremont. We are very lucky to have so many people with such a rich local and California past in our community.

Our committee was formed from a single question at a Rotary meeting last October: "Have you seen the Chinese Bunkhouse at the back of Shinn Park?"

We formed our committee to talk about this old building from Fremont's agricultural past and how it could best be used. We talked about if and whether it could be restored.

The building itself is not fancy like other restored buildings in the city. It is a very basic ranch structure. But it represents a community of people who lived in our area over a very long time and who worked here in Alameda county - raising families, improving their lives, and being productive.

Many people in Fremont today have no idea that the Chinese community has been here as long as it has - since the Gold Rush, the Transcontinental Railroad, and during our agricultural boom.

This modest building, where the Shinn Ranch Chinese workers lived, can bring their story alive to the citizens and students of Fremont and beyond. The thin walls of the bunkhouse really make the point of how hard life must have been and its preservation keeps alive the experiences of the workers.

This bunkhouse can tell one immigrant story, the Chinese story, and can lead into stories of other immigrant populations - including people who are newer immigrants of today.

This bunkhouse is also possibly the last example of a workers dwelling in Alameda County. And in the US there are very few buildings preserved that represent Asian-American people - only 94 National Trust listings out of 85,000. (<https://www.youtube.com/watch?v=zUrNoMf8GJM>). This stark number makes the bunkhouse preservation even more important, but only if its story can be told in the appropriate place.

We met with Suzanne Wolfe last week and discussed how best to utilize this valuable artifact.

Because of the proximity to the Hayward Fault at Shinn Park, we discussed the possibility of moving it to the California Nursery Historical Park and its relevance to the park.

The California Nursery Company also had Chinese dwellings, some of which disappeared when the lakes were quarried and some which disappeared later when the neighborhoods were built from the nursery property.

U1-1

We are asking that the EIR for the California Nursery Historical Park be updated so that this and future worker buildings could be brought onto the property to better tell the full story of the California Nursery Company and the agricultural and horticultural history of Fremont. Originally the nursery contained such dwellings - Chinese quarters, Japanese quarters, and bunkhouses. A nursery this large needed many workers. On the old map of the California Nursery, these old buildings are marked and Bruce Roeding has given the names of the people who lived in two such buildings. One man, Ah Yen, was the respected manager of the test orchards at the nursery. Many photographs of Chinese, Japanese, and other immigrant workers are in the Roeding archives.

We understand that if wording can be added to the EIR to allow such buildings to be brought onto the California Nursery Historical Park grounds, that at a future date the bunkhouse could more easily be added to the park.

Since the city owns this building we need to have more discussions about the building and whether it is reasonable to move it and restore it.

Joyce Blueford has already agreed that this building would be a welcome addition to the future programming at the park.

If you have any questions for our committee, I have copied all of them on this note.

Thank you!

Janet Barton
committee member along with Chris Louie, Tim Gavin, Regina Lin, Gerry Low-Sabado, Al Minard, Jill and Mike Au, Harry Avila

U1-1
Cont'd

LETTER U1, JANET BARTON, 2/9/2017Response to Comment U1-1

This comment presents the possibility of moving to the Project site one or more worker buildings, such as the Shinn Chinese Bunkhouse, that are representative of worker buildings historically located at the California Nursery. The City is open to this possibility and in response to this comment, has revised the Master Plan to allow for such a possibility. While the specific details of movement of and location for a worker building have not been specifically proposed, if/when such details are proposed, they can be considered against this EIR to determine whether the proposal would fall within the analysis conducted or whether there would be the potential for new or substantially increased environmental impacts. Assuming a worker building would not be used for events such that it could substantially increase traffic and/or noise and that mitigation identified in the Draft EIR would be applied as applicable, it is a likely possibility that inclusion of a worker building at the site could occur without need for further environmental analysis.

Letter U2



From: bart.balk@comcast.net
Subject: Rose Garden is "Contributing structure" in EIR
Date: February 9, 2017 at 7:10 PM
To: IRademaker@fremont.gov, RRavenstad@fremont.gov
Cc: blueford@msnucleus.org

Hi, Ingrid, Roger, Suzanne,

I will be re-sending another note about the rose garden as pertaining to the EIR. This is part 1.

I sent notes previously about the garden beds, but just now realized that the EIR needs to be updated as well as the Master Plan.

The current garden beds for the rose garden are listed as non-contributing feature which I understand means something like:

Non-Contributing Structures:

Non-Contributing structures are those structures, landscapes, natural features, or sites identified as not retaining their historic character as a result of un-reversible alterations, or as having been built outside of the HPOZ Period of Significance or because they are vacant lots.

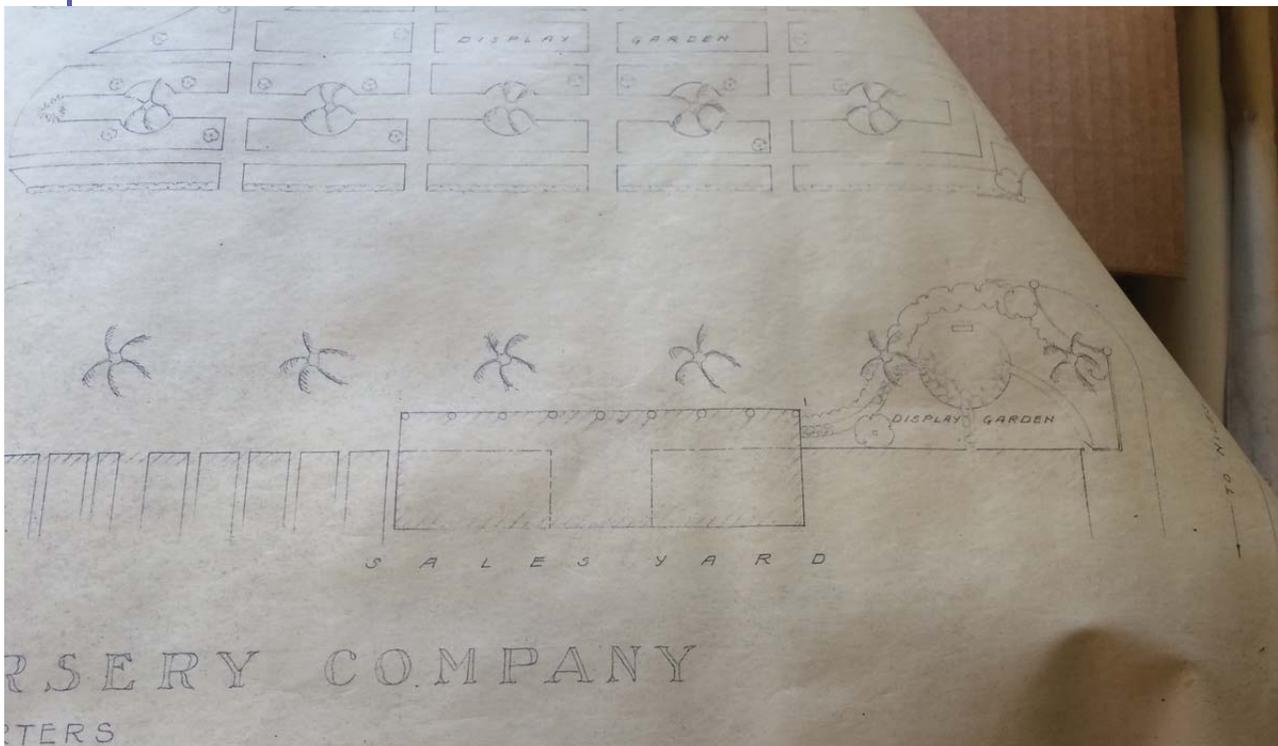
I would argue that these garden beds are indeed "contributing structures" and have been in place since at least 1939, which is at least 78 years.

In my research on the nursery, I found a landscape plan from 1939 showing the same beds that exist today. I have attached 2 photos of a portion of that plan and can provide a better photo next time I am at the museum of local history.

Another note will follow.

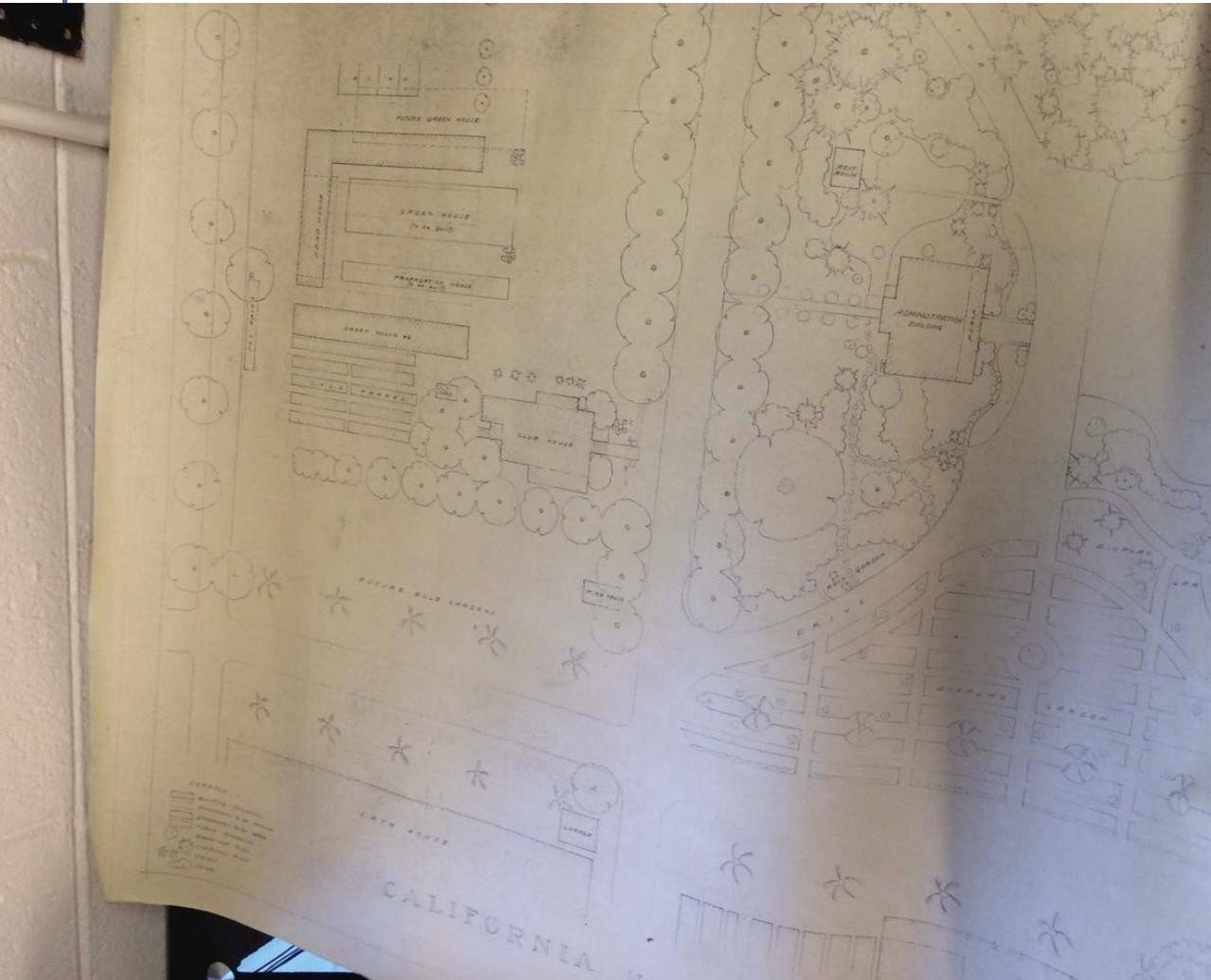
Thank you,
Janet Barton
510-502-0128

U2-1



FORNIA

Surveyed & Mapped by R.V.
June 1939



U2-1
Cont'd

LETTER U2, JANET BARTON, 2/9/2017

Response to Comment U2-1

The additional historic documents provided by the commenter provide good evidence that the rose garden/display garden should be considered a contributing feature to the cultural landscape resources at the site. The Master Plan has been modified to reflect this new information. See Chapter 22 for text of the requested revisions made to pages 8-18 and 8-19 of the Draft EIR.

Letter V

Ingrid Rademaker

From: deni, JC <deni_jc@yahoo.com>
Sent: Thursday, February 09, 2017 3:04 PM
To: Ingrid Rademaker
Cc: Lily Mei; Vinnie Bacon; Rick Jones - Councilmember; rsalman@fremont.gov; David Bonaccorsi
Subject: Regarding the California Nursery EIR

Dear Ms Rademaker,

As a Niles resident, I am extremely concerned with the plans for the California Nursery that may disrupt our Community.

V-1

For the most part, I like what I see in the development plans, especially if it includes a retail nursery.

V-2

I have been a vocal supporter of having the City continue a lease to Regan's Nursery at this property either prior to going forward with this plan, or in its final buildout.

That being said, I call into question much of what I find in your EIR report.

In May 2014, a traffic analysis was done for the Niles Gateway project, at the other end of Niles Blvd, where it comes off of Mission Blvd, at the former Henkel site. This traffic study was also done by Hexagon.

It is my understanding that your traffic study was done in May, 2015.

Here is a comparison of some of the data (all are PM rates):

Location: May 2015	Existing Avg Delay, May 2014 Niles Gateway Neg Dec	Existing Avg Delay, Calif Nursery EIR
Mission Blvd @ Niles Blvd	74.1	49.4
Mission Blvd @ Mowry	34.1	39.2
Niles Blvd @ Nursery	23.5	23.8

V-3

Something seems wrong with these numbers..... Traffic at Mission & Niles did not decrease during the 2014 - 2015 period.

Mission @ Mowry may have increased, but that being the case, Niles & Nursery should have had a more significant increase.

In addition, as most any Niles resident will tell you, with the advent of software programs such as WAZE, P.M. traffic at all of these intersections has perhaps doubled since 2015.

Your traffic study also makes some conclusions regarding "improvements" that will help this general area. It mentions that the "East/West Connector" design should be completed at the end of 2017, with construction starting after. I have been waiting for 20+ years for some form of east/west connector, and fail to believe it should be given any consideration with regards to the Nursery/Niles intersection - not because it will not affect it - it will - but the chance of it being completed in the next 20 years seems slim. In addition, expecting the City of Fremont to "reanalyze the intersection operations and implement the following planned improvement when the intersection degrades to unacceptable LOS operations: add an additional

V-4

V-5

V-5 Cont'd | westbound right turn lane on Nursery Avenue" is even a further reach as it involves getting approvals from UPRR.....

V-6 | The City of Fremont also has no "standard" to worry about cumulative effects..... so if Niles Gateway adds its 98 residents, and a restaurant and shopping, and the Mission Villas just north of the Nursery/Mission intersection are built, what happens to your charts then?

I read that there are not "parking rate charts" for the event center, so your number of parking spaces is based on 3 persons per car. I am not sure I have ever seen a "threesome" attend an event. So, when those 1036 patrons show up for an event, where are they to park if the plan is only for 218 spaces.(pg 16-13) Where do you suppose the City will find places for the other 400 vehicles?

V-7 | "Event parking is considered separately from the normal usage described above. A typical parking ratio for recreational uses is one space for every 3 attendees. Based on this ratio, the proposed Project could accommodate up to approximately 654 people onsite at one time without additional parking management strategies. Because of the unique nature of event parking, the City would monitor parking demand and operations during special events and explore other options for providing additional parking as warranted, such as shared parking with nearby uses during off hours, valet parking, etc."

V-8 | As a final concern - Niles has a few ways in & out. It has been an interesting winter, receiving at least 3 notifications of being in a flood watch area. Niles Blvd floods under the UPRR tracks where it comes in, or goes out, to Mission. Sullivan Underpass floods during heavy rain storms. Our only ways out are heading NW on Niles Blvd, and using the Nursery intersection, or hoping the bridge over the Bart and UPRR tracks does not collapse in case of an earthquake (whose fault line runs within a few hundred feet of most of our homes). I can only hope that we will not be impeded by the 600 cars trying to leave an event.

V-9 | The history of this land, or this nursery, is a unique part of the Niles history. Sharing it with others is what Niles is all about - sharing a piece of history, be it trains, movies, or tree's. Whether or not we also need to make this an place for 1000 people to "party" is questionable....

V-10 | I urge you to have the traffic study redone based on current traffic, and to consider who really should have the responsibility for parking all of your attendee's. We do not have room for more cars on our streets.

Respectfully,

Deni Caster
37880 3rd St
Fremont CA 94536

LETTER V, DENI CASTER, 2/9/2017Response to Comment V-1

This is an introductory comment that expresses general concern about the plan and effects on the community. See responses to comments V-2 through V-10 for responses to specific topics.

Response to Comment V-2

This comment expresses support for consideration of Regan Nursery at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Response to Comment V-3

The commenter is comparing average delay calculations from the proposed Project traffic study to those of a prior Project. Traffic has generally been increasing at the subject intersections as noted by the commenter. Traffic increases, by themselves, sometimes do not increase average vehicular delays. Increases in average vehicular delays are dependent on which vehicular movements experience a traffic increase. For example, if traffic increases at an intersection movement that has a delay lower than the overall intersection average, then despite the fact that traffic was added to the intersection, the overall intersection average vehicular delay per vehicle will decrease. Also, when comparing traffic counts, one must recognize that traffic will vary from day to day. While this variability can affect the average delay calculations, it almost never changes the outcome of whether a significant impact would occur at an intersection.

The decrease in overall intersection delay at Mission Boulevard/Niles Canyon Road is related to signal timing and phasing improvements at the intersection during the 2014 – 2015 period, which resulted in decreased delays for westbound traffic on Niles Canyon Road. This reduced the overall average delay per vehicle at the intersection, but it did not reduce delays for eastbound traffic on Niles Boulevard (i.e. the average intersection delay is a weighted average of the delay experience for all vehicular movements). The traffic signal timing and phasing are determined by Caltrans. As a state agency, their priority is to move through traffic on State Highways 238 and 84.

Response to Comment V-4

This comment questions the timing of the East/West Connector project. The East-West Connector project is a fully funded Tier 1 project according to the Alameda County Transportation Commission countywide plan. It is also included in the Union City General Plan, and all future year Alameda Countywide Travel Demand Forecast model projections. This makes the project “foreseeable” in accordance with CEQA cumulative condition guidelines, and therefore it must be reflected in the Project’s transportation analysis.

Response to Comment V-5

This comment questions implementation of planned improvements. Fremont Public Works is currently working with UPRR on the design of a Quiet Zone Project at the Nursery Avenue railroad crossing. The Quiet Zone Project will implement rail improvements in the near term that will accommodate the future widening of Nursery Avenue. These improvements will not be required solely due to the proposed Project, but as a result of projected regional traffic increases in the area.

Response to Comment V-6

This comment questions the standard for and analysis of cumulative effects. The traffic study included as Chapter 16 and Appendix G of the Draft EIR included an analysis of cumulative conditions (pages 16-18 through 16-22 of the Draft EIR). As required under CEQA, all developments in the vicinity of the Project that were approved at the time the Notice of Preparation was issued were included in the background conditions traffic estimates. In addition, the cumulative conditions include reasonable buildout of the City of Fremont General Plan, as well as increases in regional traffic.

The City of Fremont standard for traffic impacts apply to the cumulative condition as well. The signalized intersection level of service (LOS) standard is D or E, depending on the intersection, and an impact is created when a project causes the intersection LOS to degrade lower than its LOS standard, or if the standard is exceeded under baseline conditions, then an impact is created if the Project would add more than 4 seconds of average delay to the intersection. (These are presented on page 16-13 of the Draft EIR).

Response to Comment V-7

This comment questions parking information for special events. As noted on page 16-18 of the Draft EIR, parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. As with the parking information in the Draft EIR, the following is provided for informational purposes:

The event parking demand estimate used in the traffic study (Appendix G of the Draft EIR) is from the commonly cited publication, *Parking*, by Weant and Levinson. This publication provides two potential standards, 0.25 spaces per occupant and 0.33 spaces per occupant. For comparison purposes, the City of Fremont standard for theatres and auditoriums is between 0.25 and 0.29 spaces per seat, depending on the venue. These rates are typical of event style uses, which can involve multiple passengers and/or attendees being dropped off such that a parking spot is not required for every attendee. To be conservative, the highest parking ratio from these sources, 0.33 was selected and used for this analysis. That being said, events in the park will require a permit from the Recreation Division which will consider the number of attendees and parking provisions and as noted in the Draft EIR (page 16-18), could require shared parking with nearby uses during off hours, valet parking, etc.

Response to Comment V-8

Traffic studies are intended to represent “typical” conditions on the roadway network. Project-specific CEQA analysis is not intended to study the emergency conditions, natural disasters, etc. that could impact roadway operations in uncommon circumstances. In the special situation where the Project site, and/or Niles residents, need to be evacuated during peak commute hours, public safety would be responsible for taking control of the street network to insure that all affected parties can evacuate in a timely manner.

Response to Comment V-9

This is not a specific comment on the environmental analysis but suggests support for use of the site with more focus on history and less on events. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

Response to Comment V-10

This comment urges updating of the traffic study. Because environmental analysis takes time to complete, the CEQA Guidelines (section 15125) specify that the existing or baseline condition for analysis of a Project coincides with the point at which the Notice of Preparation of an EIR was issued (in this case, June 2015). That being said, subsequent traffic counts have been conducted in study area vicinity in May of 2016. A comparison of those traffic counts to the counts used for the subject analysis shows that the changes in traffic volumes between 2015 and 2016 are not materially different enough to change the outcome of the Project's transportation impact analysis.

Letter W

From: theresa@teamdeanda.com
Sent: Friday, February 10, 2017 2:30 PM
To: councilmemberjones@fremont.gov; lmei@fremont.gov; RSalwan@fremont.gov; VBacon@fremont.gov; IRademaker@fremont.gov
Cc: davidjprice99@gmail.com
Subject: EIR regarding the proposed Niles Nursery project
Importance: High

1. **PARKING:** The EIR is being promoted as an education site/museum however at the presentation the building are really for events, wedding, business meetings, some class environment instruction. The EIR shows the total amount of people that could be using the facilities at 1083 persons. The **total parking** spaces **181**, in the parking structure and 18 on the south side of the park. The city of Fremont plans to change the parking in front of the nursery (on Niles Blvd) to be parallel parking adding an additional 37 (not on any project list today). The project adds this to the total parking of 218.

W-1

CONCERNS: This is not enough parking to support the total number of persons who could be using the park. Overflow to our neighborhood streets is very likely (Second Street, Hillview, and Niles Blvd). Sundays the proposed parallel is completely used by the Niles Discovery Church directly across the street from the park at 36600 Niles Blvd.

SUGGESTION: limit the event centers to only one or two, limit the time the events have to be closed to 9PM and allow more room for a live Reagan Nursery.

2. **TRAFFIC** the EIR is using data from the Fremont General Plan dated June 30th 2011.

CONCERNS: Using this outdated data is just ridiculous. Living in Niles we have a challenge trying to get out of Niles between the hours of 3PM until about 7PM especially going south. The commuter traffic using all our neighborhood streets, Mission Blvd and Niles Blvd are completely backed up trying to get through the canyon.

We have three ways out of town, Niles Blvd to Mission, Sullivan underpass (can be closed off due to flooding) and the North side of Niles Blvd, Nursery Ave. I believe we may already be at an F category regarding traffic. The Development on the South side of Niles Blvd with Lennar builders is still under litigation and they are planning on 90 plus units, the proposed Nursery event center 1035 proposed person using the facility, the Niles Discovery church activities located on Niles Blvd, and the Purple Lotus Development (which should be opened by late this year). We are adding a possible 3000 more vehicles trying to get in and out of a very close in proximately area. These numbers DO NOT INCLUDE all the commuter traffic through the canyon which looks like it will only increase with the current developments in Livermore, Pleasanton and the Sunol golf course.

W-2

SUGGESTION: limit the event centers to only one or two, limit the time the events have to be closed to 9PM and allow more room for a live Reagan Nursery.

3. **NOISE:** The EIR states events can stay open until 10/10:30.

CONCERNS: We are an awesome neighborhood. Our homes surround the Niles park on three sides. We have quiet, calm noise free evenings. Adding these event centers that will include music and people at parties late into the evening that will change our neighborhood significantly.

W-3

SUGGESTION: limit the event centers to only one or two, limit the time the events have to be closed to 9PM and allow more room for a live Reagan Nursery.

W-3
Cont'd

In Summary:

Mayor, City Council members, the development of the nursery is a great idea with a few modifications that work for the neighborhood. What I and my neighbors request is to bring the project down a few notches. Have two areas for events, Close events by 9PM, allow a viable lovely nursery more space to run a profitable business verses what has been suggested as a boutique nursery, Allow a good space for LEAF to stay and educate, produce products and allow neighborhood gardens to continue.

W-4

We as citizens of Fremont have been inundated with development of residential properties adding to our neighborhood traffic please do not allow the massive development presented in this project to happen to this awesome neighborhood.

Respectfully
Theresa DeAnda

LETTER W, THERESA DEANDA, 2/10/2017Response to Comment W-1

This comment questions the adequacy of parking provisions. As noted on page 16-18 of the Draft EIR, parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. As with the parking information in the Draft EIR, the following is provided for informational purposes:

The parking calculations (page 16-17) show that the parking provided at the site would be adequate to accommodate the day to day needs of the park. Events in the park will require a permit from the Recreation Division which will consider the number of attendees and parking provisions and as noted in the Draft EIR (page 16-18), could require shared parking with nearby uses during off hours, valet parking, etc.

See response to comment W-4 for discussion of suggested changes or alternatives to the Project.

Response to Comment W-2

This comment questions the age of the traffic data used for the EIR analysis. The traffic counts used for the analysis were from 2015 (not 2011 as noted in the comment). Because environmental analysis takes time to complete, the CEQA Guidelines (section 15125) specify that the existing or baseline condition for analysis of a Project coincides with the point at which the Notice of Preparation of an EIR was issued (in this case, June 2015). That being said, subsequent traffic counts have been conducted in study area vicinity in May of 2016. A comparison of those traffic counts to the counts used for the subject analysis shows that the changes in traffic volumes between 2015 and 2016 are not materially different enough to change the outcome of the Project's transportation impact analysis.

The cumulative traffic *projections* for the year 2035 were taken from the City of Fremont's 2011 General Plan update. The cumulative traffic analysis for future years in General Plans include regional traffic increases throughout the Bay Area (including Pleasanton, Livermore, Sunol, etc.) and are the best available estimates of traffic conditions in the future year 2035. Cumulative projections already take into account that development would occur over time, such as that has occurred between 2011 and now, and there have been no large scale, material changes to the City's land use plan in the Project vicinity that would invalidate the City's official 2035 General Plan forecasts.

This comment also specifically references certain traffic movements, as discussed in the following. It is acknowledged that certain movements exiting the Niles neighborhoods operate under existing conditions at level of service F. However, the City's level of service methodology is based on average delay times for *all* intersection movements. While some movements exiting the Niles neighborhood onto Mission Boulevard are LOS F, other movements on Mission Boulevard operate at LOS B or C. The result is that the overall intersection may average to LOS D. The traffic signal timing and phasing on Mission Boulevard are determined by Caltrans. As a state agency, their priority is to move through traffic on State Highways 238 and 84.

See response to comment W-4 for discussion of suggested changes or alternatives to the Project.

Response to Comment W-3

This comment expresses the concern that events at the site will affect the quiet calm noise free evenings in the surrounding neighborhood. Noise resulting from the proposed Project, including from events, was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences were found to be below threshold levels and therefore not a significant impact of the Project.

This comment may also have been intended to apply to social effects, as opposed to environmental effects. As part of the environmental analysis performed under CEQA, the analysis in this EIR assesses the potential for the Project to result in impacts to the environment, and does not study social or economic effects. That being said, it is acknowledged that the environmental analysis is only one element for consideration of Project approvals by City decision-makers and all of the comments included in this document have been shared with City staff and decision-makers to take into account when making decisions regarding the proposed Project.

See response to comment W-4 for discussion of suggested changes or alternatives to the Project.

Response to Comment W-4

This comment and those above express general support for a plan with reduced intensity of use suggest alternatives to the Project as proposed including limiting event venues to one or two with hours of operation ending at 9pm, allowing more room for a retail nursery, and allow space for LEAF to continue operations. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and comments including this one will be considered by decision-makers when considering Project approvals.

This comment expresses support for allowing Regan Nursery in particular to operate at the site. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Letter X



From: richgodfrey77@gmail.com
Subject: Comments on CNHP EIR
Date: February 10, 2017 at 1:24 PM
To: IRademaker@fremont.gov

Irene, please find attached comments on the EIR and Master Plan.

Many thanks, Richard Godfrey

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Comments on
Califor...rt.docx

Comments on California Nursery Historic Park Draft Environmental Report

The California Nursery Historical Park (CHNP) offers natural beauty as well as an important cultural and horticultural history to be shared by Fremont, the East Bay and larger community. Since the closure of the Nakamura Nursery eight years ago much has been accomplished and the master plan offers more. This letter will address three considerations that may add to the current two master plans currently under review. Light development seems perfect to anticipate local concerns and the special ambiance of a cultivated and natural area.

The EIR is detailed, comprehensive, and excellent in offering history and current information. These considerations may be in spirit with the Master Plan and EIR.

- 1) The President's house could serve as an excellent ecologic teaching example. If it is designed with Zero Net Energy or near Zero Net Energy it can fulfill a 2008 recommendation from the Green Task Force as an older building with state of the art insulation, solar energy, and gray water utilization. It is quite feasible and does not prohibit protecting the historic features of the building. Because the building will hopefully have both an archive and community meeting capacity it can serve as a showcase to the public. Accommodating meetings for MSN, LEAF, Museum of Local History, Heirloom Flower Society, and other interested groups seems ideal.
- 2) CNHP has historically provided retail and well as wholesale nursery service. Given that the upcoming closure of Regan's Nursery and lack of personalized nursery service in Fremont continues to minimize public access for water wise garden planning and access to a wide collection of plants and trees, it would be wonderful if the City keeps open the option for Regan's, LEAF, or a new start up to provide some retail service in the park. This would ideally require one to two acres for a sustainable enterprise.
- 3) Does the current EIR specify any alternative water supply besides ACWD and does it specify better protection of current endangered trees. Can a certified arborist be assigned to yearly evaluation?

Thank you for your hard work and dedication on a great park resource.

Richard Godfrey
510 918 2312

X-1

X-2

LETTER X, RICHARD GODFREY, 2/10/2017

Response to Comment X-1

This comment suggests designing the renovation of the President's House to be Zero Net Energy. The environmental efficiencies of each building can be assessed in more detail when those remodels come forward. There is currently a project to repair roofing and electrical at the President's House. Renovations to the President's House for public use has not been funded or scheduled.

This comment expresses support for a retail nursery and suggests Regan Nursery, LEAF, or a different group. The Master Plan and EIR acknowledge the possibility of a retail nursery at the site. The proposed nursery tenant has not been decided, but the nursery site identified was done so with Regan Nursery in mind due to overwhelming interest from the community to provide space for a small nursery. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery.

Response to Comment X-2

This comment questions water supply and protection of trees. The City of Fremont has one water purveyor, which is Alameda County Water District (ACWD). The Master Plan includes a companion document titled "Urban Forestry Plan", for the California Nursery. This document will be completed and uploaded to the City web page sometime in March 2017 once complete. A periodic review of the trees will be conducted moving forward.

Letter Y



From: groeding@me.com
Subject: Comments on EIR for California Nursery Historical Park
Date: February 10, 2017 at 3:22 PM
To: IRademaker@fremont.gov
Cc: RRavenstad@fremont.gov, lJordahl@fremont.gov

I am concerned about where the boundary lines are drawn for the park versus the Roeding family home property and that a significant historical site could be lost.

- The legacy of Frances Baldwin Roeding
 - o Frances Baldwin Roeding had a significant influence on introducing plants and flowers with her expertise on the display and arrangement of them (at the Adobe and at the bulb show) She was very accomplished and won many awards for her arrangements.
 - o The Frances Baldwin Roeding Garden designed circa 1930 at the Roeding family home property has historical significance and should be preserved. The garden will lend itself to programming for the park in the future. This garden, in need of refurbishment, still exists today. The garden is within the current fence line, but outside the Roeding property line as shown on the Master Plan. Instead, the Master Plan shows a large walkway, with no historical significance, through the Frances Baldwin Roeding Garden. (p 2-10 Exec. Summary "historic features should be preserved"; also add under Gardens, p3-7)
 - o Frances Baldwin Roeding is also a direct descendant of the Baldwin family of Lahaina, Maui, Hawaii where the famous Baldwin Home Museum is located. Future programming could incorporate all these aspects.

- The access road from Niles Boulevard into the Roeding family home property should align with the drive in the front of the Roeding house to facilitate firetrucks being able to enter and exit the Roeding property. The current entry point would create a very difficult entry and exit for a firetruck as the alignment is off by approximately 20 feet.

-

- The boundary line of the park should align with the East side of the 10-foot wide driveway to Hillview to allow clear access for cars to the Roeding family home.

-

- The Roeding family home property must have sufficient access for emergency vehicles as well as any vehicles needed to utilize the Roeding property to the fullest extent without requesting permission from the City to cross the park. The historical access to the home was through the main gate. The driveway to Hillview is merely 10 feet wide and is not adequate.

Y-1

Y-2

Best regards,

Gretchen Roeding Mendenhall

LETTER Y, GRETCHEN ROEDING MENDENHALL, 2/10/2017

Response to Comment Y-1

This comment questions the boundaries between the park and the Roeding family home and provides information related to Frances Baldwin and the gardens near the home. The Master Plan states the general intent to restore gardens that were historic to the property, with specific reference to the gardens around the President's House. Restoration of the gardens around the Roeding family home could also be a valuable asset to tell part of the historical story of the site and would be compatible with the Master Plan.

Response to Comment Y-2

This comment expresses concern regarding emergency access to the Roeding family home property. The proposed driveway along the east property line will include an emergency vehicle access from the driveway to the Roeding property in recognition of the fact that the existing Roeding property driveway from Hillview Drive cannot accommodate emergency vehicles. Final alignment of the access will be determined when the driveway project is in design stages. The gate at Niles Boulevard will have a Fire Department approved lock box to allow for emergency access to the Roeding property.

Letter Z

From: map117@comcast.net
Sent: Friday, February 10, 2017 12:39 PM
To: IRademaker@fremont.gov
Subject: Comments on California Nursery Historical Park Master Plan DEIR

TO:

Ingrid Rademaker

City of Fremont, Planning Division

RE: Comments on California Nursery Historical Park Master Plan DEIR

Ms. Rademaker,

Following are my comments regarding the Draft Environmental Impact Report for the California Nursery Historical Park Master Plan. The length of this email may lead you to believe that I oppose the development of the park; I am actually in favor of it, although perhaps not at the level of development or use the City desires. While I believe a park would be a wonderful addition to the area and tell an important story about its founders and history, I have seen parks that become primarily event venues end up at odds with surrounding neighbors and considered a nuisance and a detriment to their quality of life and property values. The DEIR leaves me with questions, and I look forward to receiving clarification from your department.

Z-1

On page 2-2, in a listing of approvals that will be required, it is stated that "Future approvals may be required by California Department of Transportation and Union Pacific Railroad for traffic improvements triggered at a later date." While the report later discusses the City's planned improvements to Nursery Avenue across the intersection from the project area, I would like to know if the DEIR is referring to possible traffic improvements that could be triggered within the project area that would require approvals from the California DOT and Union Pacific Railroad, and if so, what those might be.

Z-2

In the table on page 2-15, table row 3, regarding GHG-1 emissions, I don't understand how the addition of possibly over two hundred vehicles' ingress and egress could be construed as a "less than significant impact" to the area and surrounding neighborhoods.

Z-3

In the table on page 2-16, regarding impact noise 2-a, I believe that the significant increase in traffic noise from vehicles entering, parking, and leaving the park, which does not currently take place, and vendors making deliveries to the venues and businesses within the park, will cause a significant addition of noise to the surrounding neighborhood. Could steps be taken to muffle the noise or mitigate for neighbors?

Z-4

2-16, impact noise 2-b, the DEIR never mentions the possibility/probability that events will allow amplified speech and music to take place (at least, I couldn't find any mention). Is there a possibility that several events with could take place concurrently with amplified speech or music? These activities, if allowed, will cause a significant impact to the project area and surrounding neighborhoods. How will they be handled? Will there be park personnel with decibel meters to ensure

Z-5

that noise does not exceed certain levels? Less than 80 dBA is noted as acceptable for parks in the DEIR, but this level would seem even louder at night. Is there a way to mitigate via policy or otherwise? If there is amplified sound consistently, there will be a significant impact to the surrounding neighborhood.

Z-5
Cont'd

2-17 - I find the sections on impacts to traffic, stating that there will be less than significant impacts, to be impossible to reconcile. (Traf-1 through Traf-4). Two hundred vehicle trips (which in some cases is a very conservative estimate) entering and leaving at an intersection which is already a bottleneck at the left turn from southbound Niles Blvd to eastbound Nursery Avenue, with Niles Boulevard pinching down to one lane in each direction directly afterward, will cause a great deal of traffic impact to the area.

Please explain whether I am understanding this correctly - the intersection of Niles Blvd. and Nursery operates at LOS-F on Friday nights anyway, so you can say that the project doesn't make it even worse? As in, there's nothing worse than F? Indeed, to Niles residents trying to get home, it's LOS-F to the ninth power. Also, on Friday nights, Niles Boulevard is significantly backed up at the other end of town with vehicles trying to make the sharp left turn to get to Mission Boulevard. Vehicles leaving the project area will add to that lineup and back it up further toward the project area. Even if Nursery Ave. is widened and improved (and there's currently no permit for this from the notoriously unresponsive UPRR), the use of such a short block as a commuter cut-through will be impacted by the traffic generated by the project. To a neighborhood (Niles) that has limited ways to get in and out, the traffic will be a significant addition, and a possible safety hazard.

Z-6

3-4 - To state that the project delivers a "passive park" that is not much different than what it is today seems inaccurate. It is intended that the park pay for itself primarily through event rentals, day camp usage, etc. The current area certainly doesn't have this type of activity, and the plans stated in the DEIR will be very impactful to the project area with the prospect of parking, drop-off and pick-up activities, etc. An 18,000 square-foot, two-story museum is a significant addition, and is intended to be used by many people who will arrive in vehicles or on buses. There are new buildings and open spaces planned for rental, and while estimates of how many visitors will typically be at each venue are included (but seem very conservative), there are no limits to the number of guests stated. Actually, it is stated that events with thousands of visitors may take place there, and these will surely add to the parking and traffic impacts to the surrounding community, rental of nearby parking and use of a project area meadow notwithstanding.

Z-7

Will each venue area have limits as to how many attendees may use it for the regular events? If so, how will this be determined?

Z-8

Will each "ongoing use" and "event area" have planned down-time from rentals when they will be accessible to the general public, or will they be locked up or otherwise made inaccessible?

Z-9

3-8, 3-9 – Regarding the Roeding family parcel – is there a possibility that the parcel, if it becomes part of the park footprint, could be used to create vehicle and/or pedestrian access to the park via Hillview? Apparently there are nearby parcels on Hillview owned by the City which back up to the park – might these be used for access purposes as well?

Z-10

3-9 – As stated earlier, the estimates for maximum use and number of visitors in each "event area" seems quite conservative. If the park is to be supported by event rentals, there could be an aggressive campaign to book areas as frequently as possible. Once a wedding site becomes known, it stands to reason that it could be rented for one or two weddings per venue area each weekend day – this is par for the course at many venues. If this happens at the park, the number of vehicles

Z-11

entering and leaving during weekends could be quite a bit larger than what is stated in the DEIR. Would this trigger any kind of action regarding environmental impacts to the park and surrounding neighborhoods? Are proposed policies in place for frequency of events? | Z-11
Cont'd

Section 4 - In the aesthetics section, there is no discussion of noise levels the park events will add as an element of aesthetics. If amplified speech and music is allowed, these will have impacts on the aesthetics of the project area. | Z-12

7-10 - Mitigation for removal of private protected trees - is there an estimate of how many trees will be removed and mitigated through payment rather than replanting? Would replanted trees be within the project area, and if not, where would they be located for mitigation? | Z-13

7-11 - Will wildlife be discouraged from use of the area by means of trapping, use of poisons, or any other detrimental method, or will wildlife be allowed to coexist to the extent that they do in the surrounding neighborhoods? | Z-14

8-6 - The original nursery was 463 acres. I find the mention of a "boutique nursery" on approximately 2 acres worrisome. Most nurseries, even urban ones, need acreage to be viable. Also, there is no description of how or where this retail element will receive deliveries of product, and how those activities may impact the project and surrounding area. If a boutique nursery proves to be a non-existent option, what is the back-up plan for this area of the project? | Z-15

8-18,19 - If the rose garden is considered a non-contributing feature to the historic district, and the retention of non-contributing features is optional, does this mean that it will likely be removed? The rose garden has great value to the surrounding community. | Z-16

14-15 - Please clarify how the planned events would have such low noise levels at the receptors. If amplified speech or music is allowed in any of these areas, particularly the outdoor areas, the dbA levels stated in the table seem very low. | Z-17

16-1 - Niles Boulevard is no longer a "minor arterial street". It has unfortunately become a preferred cut-through for commuters and experiences significant backups during commute hours, which impacts public safety. The project will add to the traffic volumes for this already over-used street. | Z-18

16-8 - "Therefore, for the purpose of this traffic analysis, if a segment operates at an unacceptable LOS without the Project, the impact of the Project is considered significant if the contribution of Project traffic results in an increase in the volume-to-capacity ratio of more than 0.05." The results are unclear to me. Does the Project traffic result in an increase in the volume to capacity ratio of more than 0.05? | Z-19

16-18 - While parking deficits are considered to be social effects and not subject to CEQA, if the park becomes a nexus for frequent large special events attracting large numbers of visitors, or it becomes the park's policy to fill the park with as many concurrent events as possible in addition to the nursery and cafe businesses, the surrounding neighborhoods will suffer parking, traffic, and noise impacts that are significant. | Z-20

I understand that it is desired that the park pay for itself. But I would hate to see the surrounding neighbors and other citizens crowded out of using it through a policy of renting out or filling every park space as often as possible, and hope that there will be some limits developed for those types of activities. Part of the beauty of the current area is to walk through a quiet place of nature where one can simply enjoy it - without having to be a wedding guest to get access. I hope the park will be a | Z-21

beloved addition to Niles, primarily known as a place that provides areas for learning, respite, recreation, community building, and celebration, but not as an event-rental nuisance that churns a constant stream of noise and traffic into the surrounding streets and neighborhoods. Thank you for your consideration of my comments and questions.

Z-21
Cont'd

Sincerely,

Michelle Powell

36966 Niles Blvd.

Fremont, CA 94536

(510) 468-2661

LETTER Z, MICHELLE POWELL, 2/10/2017Response to Comment Z-1

This is an introductory comment that summarizes the following comments. See responses to comments Z-2 through Z-21.

Response to Comment Z-2

This comment questions approval procedures. No, Caltrans and Union Pacific approval would not be required for improvements within the Project site.

Response to Comment Z-3

This comment is referencing a summary table. The full analysis of GHG emissions is included in Chapter 10 of the Draft EIR and provides detail regarding methodology and thresholds for consideration of impacts. The discussion for Impact GHG-1 is included on pages 10-8 and 10-9 of the Draft EIR.

Response to Comment Z-4

This comment is referencing a summary table. Noise resulting from the proposed Project was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences, including from traffic, were found to be below threshold levels and therefore not significant impacts of the Project. The full noise analysis is included in Chapter 14 of the Draft EIR and provides detail regarding methodology and thresholds for consideration of impacts. The discussion for the referenced Impact Noise-2a is included on pages 14-13 and 14-14 of the Draft EIR.

Response to Comment Z-5

This comment is referencing a summary table. Noise resulting from the proposed Project was studied in Chapter 14 of the Draft EIR and potential noise increases at nearby residences, including from events, were found to be below threshold levels and therefore not significant impacts of the Project. The discussion for the referenced Impact Noise-2a is included on pages 14-13 and 14-14 of the Draft EIR. Rules for facility use for events were assumed to coincide with City Historical Park Facility Use Guidelines unless otherwise indicated, including the following related to noise: "Facility Attendant will control music volume appropriate for the residential surroundings. Amplified bands are not compatible with these facilities. Dancing and heavy impact activities are limited to paved or tiled areas. Portable dance floors are not permitted." In other words, yes, the analysis included the possibility that multiple events with amplified sound could occur at once. As noted in the Noise-2a discussion, 60 dBA Ldn (not 80) is the threshold used for noise levels at residences and the noise analysis methodologies include consideration of noise sensitivity at night (see pages 14-1 through 14-5 of the Draft EIR).

Response to Comment Z-6

This comment is referencing a summary table. The full traffic analysis is included in Chapter 16 and Appendix G of the Draft EIR and provides detail regarding methodology and thresholds for consideration of impacts.

This comment also specifically references certain traffic movements, as discussed in the following. It is acknowledged that certain movements exiting the Niles neighborhoods operate under existing conditions at level of service F. However, the City's level of service methodology is based on average delay times for *all* intersection movements. While some movements exiting the Niles neighborhood

onto Mission Boulevard are LOS F, other movements on Mission Boulevard operate at LOS B or C. The result in that the overall intersection may average to LOS D. The traffic signal timing and phasing along Mission Boulevard are determined by Caltrans. As a state agency, their priority is to move through traffic on State Highways 238 and 84.

The commenter is correct that under cumulative conditions, many of the intersections will operate at LOS F. Per City of Fremont policy, Project-specific contributions to that condition are considered significant when a project would add more than 4 seconds of delay. Stated in simpler terms, some traffic can be added to a congested intersection before a significant impact would be identified for a given Project being analyzed under CEQA. This EIR is the analysis of the impacts of the proposed Project under CEQA. A Project under CEQA cannot be made responsible for existing impacts or those caused by others.

To add a note about UPRR approval for improvements mentioned in the comment, Fremont Public Works is currently working with UPRR on the design of a Quiet Zone Project at the Nursery Avenue railroad crossing. The Quiet Zone Project will implement rail improvements in the near term that will accommodate the future widening of Nursery Avenue.

Response to Comment Z-7

This comment questions the use of the term passive to describe the park. In relation to parks and recreation opportunities, “active” generally means accommodation of sports fields and sporting events, and “passive” means no organized sports. The use of the term passive was intended to convey this meaning.

The comment also expresses the opinion that the Project would be very impactful, especially as it relates to traffic and parking. The full traffic analysis is included in Chapter 16 and Appendix G of the Draft EIR and provides detail regarding methodology and thresholds for consideration of impacts. Project impacts related to traffic were found to be either below significance thresholds or reduced to that level with planned improvements. As noted on page 16-18 of the Draft EIR, parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. As with the parking information in the Draft EIR, the following is provided for informational purposes:

The parking calculations (page 16-17) show that the parking provided at the site would be adequate to accommodate the day to day needs of the park. Events in the park will require a permit from the Recreation Division which will consider the number of attendees and parking provisions and as noted in the Draft EIR (page 16-18), could require shared parking with nearby uses during off hours, valet parking, etc.

Response to Comment Z-8

This comment questions the attendee limits for each venue. Attendance is limited according to the space of each venue. While not specifically determined for each venue yet at this time, events at the park will require a permit from the Recreation Division requiring consistency with attendee limits. Based on a preliminary assessment of venue spaces, Table 3.1 on page 3-9 of the Draft EIR includes estimated capacities for the event venues at the site.

Response to Comment Z-9

This comment questions whether event areas will be accessible to the public when not otherwise in use. The Master Plan calls for the entire site to remain open to the public during hours of operation. There are some outdoor areas that can be rented (see rows under the “Events” heading in Table 3.1 on

page 3-9 of the Draft EIR), and at those times they will be reserved for those groups. This is consistent with other parks throughout Fremont, where groups are allowed to rent similar types of facilities.

Response to Comment Z-10

This comment questions whether, if the Roeding family parcel is incorporated into the park at some point in the future, vehicle and/or pedestrian access to the park would be provided via Hillview Drive. There is no planned public access from or through the Roeding family parcel to Hillview Drive.

Response to Comment Z-11

This comment questions the implications for the traffic analysis of multiple events at one venue over the course of a day. Traffic impacts are assessed based upon peak hours of traffic congestion. For a conservative analysis, the traffic study for the EIR (Chapter 16 and Appendix G of the Draft EIR) considered traffic impacts at the PM peak hour on a Friday, when it would be anticipated that there would be the heaviest use of venues at the site and traffic on the surrounding roadways. Additional events at non-peak times would not contribute to peak hour traffic and would therefore not change conclusions of the traffic analysis in the EIR. The Master Plan articulates a high value to preservation of assets and the Recreation Division will review all event permit applications with the intent to keep impact on the park to a minimum.

Response to Comment Z-12

This comment questions why noise impacts are not discussed in the aesthetics section. Noise impacts are analyzed and presented in Chapter 14 of the Draft EIR.

Response to Comment Z-13

This comment questions specifics of tree removal. The Master Plan states that, “The intent is to retain as many of the existing trees as feasible. Trees that died during the drought or were hazardous will be removed.” The EIR acknowledges that the Project may result in the removal or trimming of trees during implementation of park development (Impact Bio-2 on page 7-10). An Urban Forestry Plan is being prepared for the on-going management of the trees, including planting and replanting of trees. This plan will be available sometime in March 2017. See Chapter 22 for full text of the revisions made to pages 7-10 to 7-11 of the Draft EIR which clarify that in-lieu fees are not applicable for trees in City parks.

Response to Comment Z-14

The Master Plan includes no plans to discourage wildlife use of the Park. If control of nuisance animals (e.g., rodents within buildings, or any animals that are suspected of being rabid or otherwise posing a danger to human health and safety) becomes necessary, the City would address such issues on a case-by-case basis as they would at the existing park, which would likely be similar to the way wildlife issues are addressed in surrounding neighborhoods.

Response to Comment Z-15

This comment questions location of the potential retail nursery. The plan shows a community garden in the northeast corner of the park. This space could instead accommodate a retail nursery up to 2 acres in size. Gardeners or nursery visitors and delivery of supplies would access the park at the east entry. This comment also questions the viability of a retail nursery of that size. Once the Master Plan is adopted and the EIR is certified, the City can consider retail nursery applications to move to California Nursery. If the City decides not to consider retail nursery applications or no retail nurseries

apply for a location of that size or if a retail nursery fails and leaves the site, that area would be used as a community garden.

Response to Comment Z-16

This comment questions the plan for the rose garden. The Master Plan and EIR have been modified to reflect the retention of the rose garden/display garden as a contributing feature to cultural landscape resources at the site. See Chapter 22 for text of the requested revisions made to pages 8-18 and 8-19 of the Draft EIR.

Response to Comment Z-17

The referenced table presents increases in noise levels at receptors that are a distance (listed) from each source. This table accounts for the fact that noise level drop off over distance and lists only noise *increases* over those existing. As shown in Table 14.5 of the Draft EIR, existing ambient noise levels in the area are in the high 40s to low 50s dBA Ldn. Quantitative modeling of noise increases was performed for the analysis in Chapter 14 of the Draft EIR, which is based in part on logarithmic formulas. To simplify and provide an example, the way noise works, additional noise sources are not strictly additive. If you're sitting in front of a fan making 50 dBA level noise and you add a second fan making 50 dBA noise, the resultant noise level you experience is not 100 dBA, it would be closer to 53 dBA.

Response to Comment Z-18

This comment references the traffic on Niles Boulevard. The Project traffic impact analysis includes all traffic and does not disaggregate cut through traffic from traffic generated within the Niles neighborhood. The proposed Project will add traffic and delay to Niles Boulevard, as was studied in the Draft EIR (Chapter 16 and Appendix G). At Nursery Avenue and Niles Boulevard, which has the highest concentration of Project trips, Project traffic is estimated to equal approximately 7% of the existing traffic on Niles Boulevard. This is a conservative maximum-use estimate of Project traffic.

The constraint points on the roadway network are at intersections, as they must allocate a limited amount of green time to serve all movements. Because of this, the City of Fremont (like virtually all Cities in California) studies intersection operations as a proxy for overall roadway operations. Thus, the impact on Niles Boulevard was studied in the context of the City's intersection level of service policy. See also response to comment Z-6.

Response to Comment Z-19

The comment is referencing the discussion of the thresholds used in the subsequent analysis. For the particular threshold references, no, the analysis identified no locations where both (1) the roadway segment is operating at LOS F and (2) proposed Project traffic increases the V/C ratio by more than 0.05. Therefore, no impacts were identified using that methodology.

Response to Comment Z-20

This comment suggests the Project could result in impacts related to parking, traffic, and noise. The impacts of the Project as proposed were analyzed in the Draft EIR, including traffic (Chapter 16 and Appendix G) and noise (Chapter 14). As noted in the comment, parking is provided as an information item. However, events in the park will require a permit from the Recreation Division which will consider the number of attendees and parking provisions and can be rejected if adequate parking is not available at that time or as noted in the Draft EIR (page 16-18), could require shared parking with nearby uses during off hours, valet parking, etc.

Response to Comment Z-21

This comment can be summarized as generally supporting reduced intensity of use at the park. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and will be considered along with these comments by decision-makers when considering Project approvals.

Letter AA1



From: bart.balk@comcast.net
Subject: Page 8-18 EIR Rose Garden
Date: February 11, 2017 at 9:02 AM
To: lJordahl@fremont.gov, lRademaker@fremont.gov, RRavenstad@fremont.gov

Hi, Ingrid,
This is part 2 of the note that I sent on Thursday.

I have previously sent several notes to CANursery.gov about the rose garden and just wanted to make sure that they are properly recorded for the correct document.
Some of the notes were probably for Master Plan and some were for EIR.

On Page 8-18 in the EIR: "Today, a rose garden occupies this area and is considered a noncontributing feature to the historic district."

The "Rose Garden" can very clearly be seen on the 1939 aerial photo which makes it at least 78 years old. The previous windmill is located in the same location.

The rose beds are an historic feature of 78 year which, I think, makes them a contributing feature.

The "Rose Garden" was used for bulbs during the bulb show and for roses after that during the year through November.

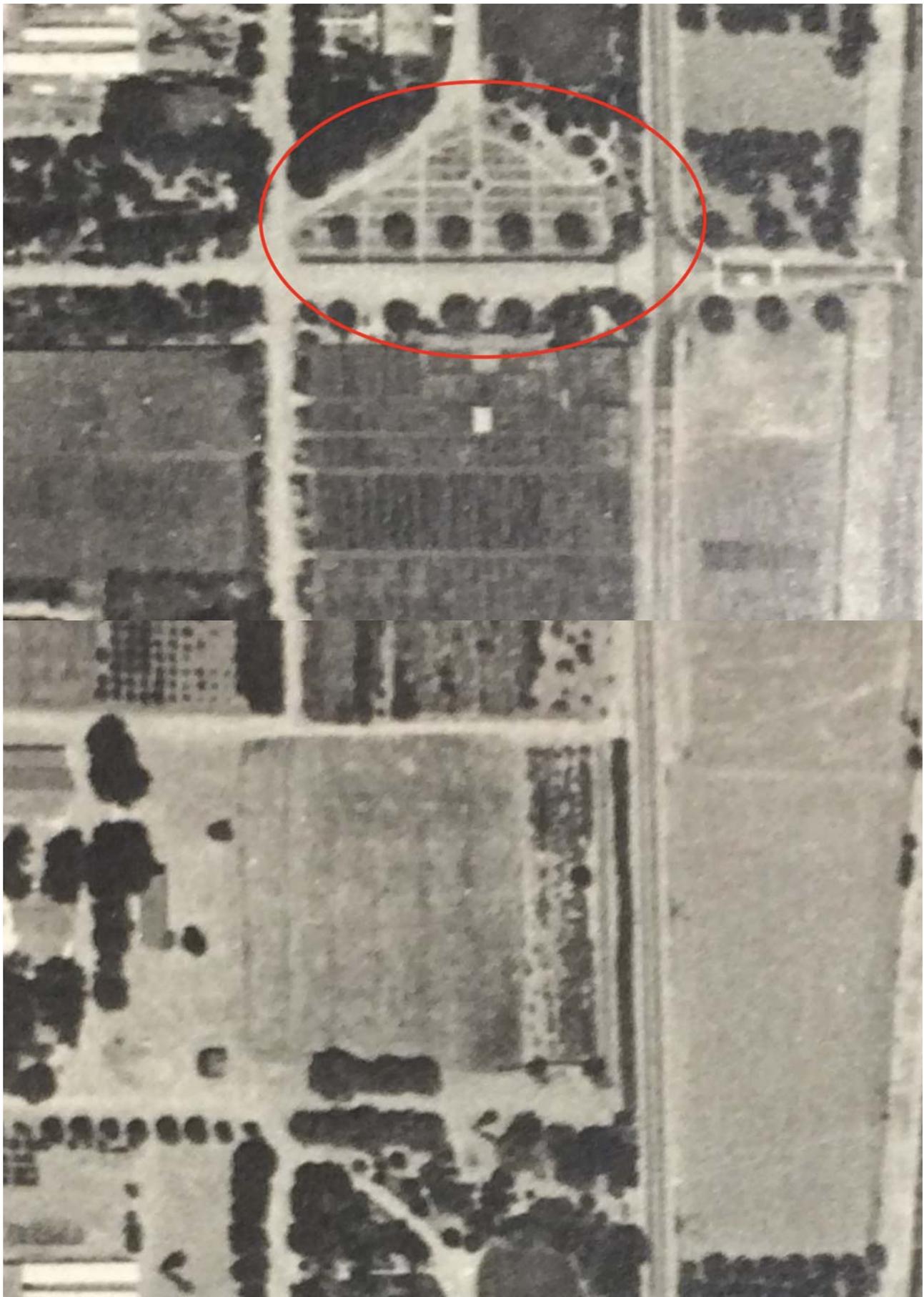
Photo is from the Museum of Local History.

I have one more piece of information to send and will send it as soon as I can make it small enough for email.

Janet



AA1-1



AA1-1
Cont'd



AA1-1
Cont'd

Janet Barton

Bunkmates Calendar: <https://sites.google.com/site/savethebunkhouse/schedule>

Facebook:

www.facebook.com/FriendsofCaliforniaNurseryHistoricalPark

www.facebook.com/FriendsOfHeirloomFlowers/

LETTER AA1, JANET BARTON, 2/11/2017

Response to Comment AA1-1

The additional historic documents provided by the commenter provide good evidence that the rose garden/display garden should be considered a contributing feature to the cultural landscape resources at the site. The Master Plan has been modified to reflect this new information. See Chapter 22 for text of the requested revisions made to pages 8-18 and 8-19 of the Draft EIR.

Letter AA2

Ingrid Rademaker

From: bart.balk <bart.balk@comcast.net>
Sent: Sunday, February 12, 2017 9:14 AM
To: Ingrid Rademaker; CaNursery
Subject: display garden / rose garden

Hi, Ingrid,

Here's is the final note (going with two previous notes) about the "rose garden" which is referred to as the "display garden" on this map.

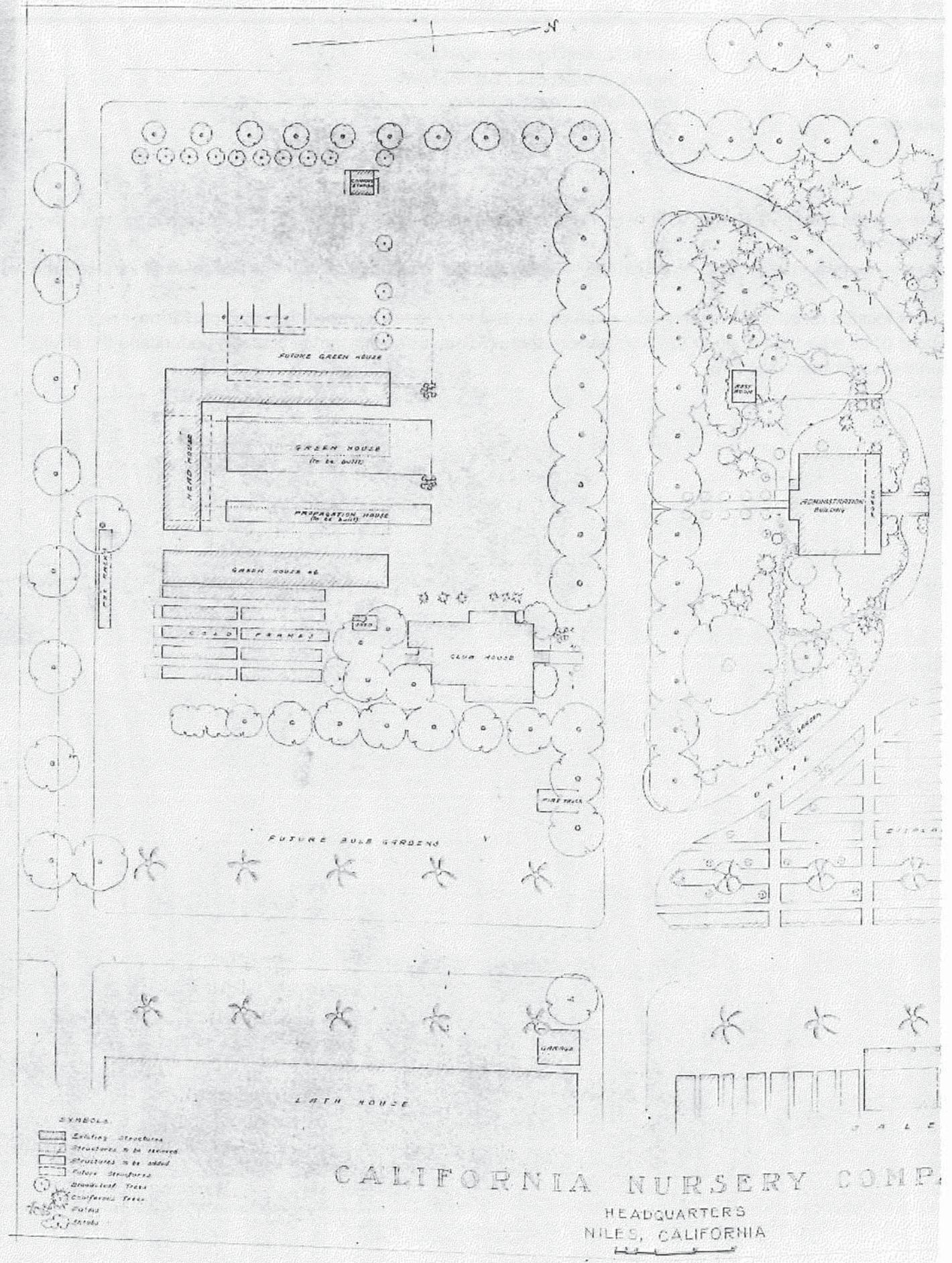
I would suggest that this area be called the "display garden" because it held bulbs and roses at various times of the year.

It was located directly across from the retail center and very much a part of the retail operation.

Those of us who used to go to the later nursery there (Mission Adobe garden center?) understand the strong connection between the two.

Janet

AA2-1



LETTER AA2, JANET BARTON, 2/12/2017

Response to Comment AA2-1

The Master Plan has been modified to reflect retention of the “rose garden/display garden” in response to this request. See Chapter 22 for text of the requested revisions made to pages 8-18 and 8-19 of the Draft EIR.

From: Bruce Rogers <bwrogers@dslextre.me.com>
Sent: Wednesday, February 15, 2017 3:04 PM
To: Roger Ravenstad
Cc: Ingrid Rademaker
Subject: California nursery omments

Below are my comments on the latest California Nursery Historical Park Master Plan, dated December, 2016.

Overall, I think the plan shows a great deal of research, compromise, and planning expertise. As qualification for these comments, I have worked as a planner and earth scientist for 6 years in private, public, and government groups including the San Jose Union School District, California State Parks, National Park Service, and then 33 years as a geologist/scientific illustrator at the US Geological Survey. I continue as a volunteer worker in several of these government and NGO groups.

I have been present at each of the public meetings and offer the following my notes from the last meeting on January 19, 2017:

Parking Lot Location

Several residents living adjacent to the Historical Park voiced concerns about the location of the proposed parking lot. The site is and has been a parking lot for at least the last several tens of decades. The soils are most probably quite compacted and probably have some residual petroleum contamination within them. To accommodate bordering residents who complained of the possible noise and traffic conditions of keeping the parking lot in place (which was studied in detail in this Master Plan and considered the relocating the parking lot as a minimally useful endeavor), to move the lot to another site location would entail a massive renovation of the area to allow vegetative replanting that would be most likely prohibitively expensive and time consuming.

AB-1

I would also point out that, based on my experience in such matters, the parking lot pre-existed the building of newer residential houses adjacent to it and if the residents are so concerned about changes in the Park itself, then perhaps they should have considered that issue when they bought their present homes instead of complaining about this at present. This smacks of others in Santa Clara Valley complaining about the noise and such at San Jose Minetta Airport. These folks would like the airport to reduce its operations or "move some facilities somewhere else" — site unspecified. Now why should this happen when these new house owners bought their current sites adjacent to the existing airport knowing the conditions present. This self-centered, "NIMBY (Not In My Backyard)" thinking seemed to permeate the thinking of many of the Historical Park's adjacent house owners.

Off-site Parking

There were several comments from adjacent residents doubt the possible increase of off-site parking by Historical Park visitors. The present Master Plan calls for nearly 200 parking sites within the Park itself. Should there be events that would attract more vehicle parking requirements, additional parking is to be provided along major streets already well used by existing traffic. From forecasts of future Park usage, it seems that these additional events will not be occurring on a daily basis so such "over flow" requirements would not be such an issue for daily traffic concerns. While a quiet residential setting of the surrounding Niles area is, perhaps, of great concern (and interesting as a possible impact on a "quiet and bucolic setting" in Niles since in recent the past several major industrial site involving ceramic and steel factories were present), the surrounding Niles area and major roadways are already being impacted by development of high density housing development and increased traffic due to the enhancement of the general area's increasing demand for housing for workers and commuters. Besides, this a City of Fremont matter and not California Nursery Historical Park matter to deal with.

AB-2

Transportation vehicle issues

Several adjacent house owners complained about the "implied" diesel bus use by school, youth, and other NGO groups at the Historical Park. While in the past keeping diesel engined busses idling while parking during trips was considered useful,

AB-3

AB-3
Cont'd | current vehicles are re-engineered to obviate this need. In addition, some newer buses are hydrogen fueled that only emits harmless water vapor with no objectionable fumes.

Adjacent house values adjustment

AB-4 | Again, several Real Estate agents who do not live in the adjacent houses built on former California Nursery land opined that the increased use of the Historical Park with its increased visitor use and such will lower their personal adjacent house values. I again point out that if the present house owners are so very concerned about resale values of their houses versus the community good and preservation of California Nursery/Niles/Fremont/Santa Clara Valley historical values, that perhaps they should have considered purchasing such houses elsewhere. Not all residents of the area are so concerned about residual resale value of homes versus overall community values enhancement and the chance for all to gain a good historical education.

Increased footing usage

AB-5 | There were several comments concerning the increased ground-covering footage outlined in the new Master Plan. The thrust of these few comments was to down-size the Visitor Center. As well, several local residents wished to see a lower foot print of all new facilities. Several were unsure about the size of the new Interpretive/Visitor Center's size. There may have been a consensus to make any new building footprints much smaller than the existing buildings. The collective existing building footprints are quite large as would be expected in a commercial site existing for nearly 120 years and it appears that the new, replacement footprint areas are quite comparable to those existing at present. Some of the existing buildings are beyond salvage/restoration despite their historical value and will be torn down, partly as a safety issue. Replacement buildings will approximately replace the existing footprint areas. Most of the newer structures will be located with vegetative screens that make them appear as part of a nursery site, compatible with such development in my view.

In my humble experience, I have found that under-building such facilities is almost always a major mistake. The Visitor Center is just that-it allows new and existing visitors to become familiar with the historical aspects of the Park. In addition, it has nearly always become evident that in the future, items of historical value will be forthcoming from private citizens and other sources. Storage, curation, preparation, and display of these items is, and always will become, an issue for available space. Therefore I suggest that the Historical Park cannot afford to skimp on buildings for these important uses. Building such facilities in the future will make a greater burden on budgets that will most probably never be equal to such an expansion.

AB-6 | Increased representation of minority history at the Historical Park Several comments were made concerning the role of immigrant Chinese, Chicano, and other ethnic workers at the California Nursery. Certainly these workers played an important role in the development of the area and East Bay/Santa Clara Valley agricultural development. Comments about adding the somewhat well-worn Chinese bunkhouse at the Shinn House Park to a place at the California Nursery may well bear further investigation. This suggestion, however meritorious, will require further study and funding that may or may not be available at present and perhaps might be accommodated by preserving a space for future inclusion of the structure if funding becomes available.

AB-7 | In future issues, I might suggest that, as funds become available, at the location of the Hayward fault along the southeastern corner of the Park be considered as a possible visitor information site about the fault, its history, and possible (= probable) future impacts in the general area.

Yours,
B. W. Rogers

LETTER AB, BRUCE ROGERS, 2/15/2017

Response to Comment AB-1

This comment expresses opinions about the parking lot location and is not a comment on the environmental analysis.

Response to Comment AB-2

This comment expresses opinions about off-site parking and events and is not a comment on the environmental analysis.

Response to Comment AB-3

This comment expresses opinions about transportation vehicles and is not a comment on the environmental analysis.

Response to Comment AB-4

This comment expresses opinions about adjacent house values and is not a comment on the environmental analysis.

Response to Comment AB-5

This comment expresses opinions about development at the site and is not a comment on the environmental analysis.

Response to Comment AB-6

This comment expresses opinions about including the Chinese bunkhouse at the park and is not a comment on the environmental analysis.

Response to Comment AB-7

This comment suggests as a modification or alternative to the Project as proposed, inclusion of an information site about the Hayward fault. Alternatives to the proposed Project were considered in Chapter 19 of the Draft EIR and they and comments including this one will be considered by decision-makers when considering Project approvals and as improvements are made.

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