

3.4 COMMENTS FROM INDIVIDUALS AND RESPONSES (COMMENT LETTERS 14–62)

Written comments on the Cowell Ranch / John Marsh State Historic Park GP and EIR received from individuals are presented on the following pages. Each comment letter is followed by the responses to that letter.

-----Original Message-----

From: Lorna bonham [mailto:bonhamlorna@att.net]

Sent: Monday, November 01, 2010 10:12 AM

To: Bachman, Stephen

Subject: John Marsh State Historic Park

We, Robert & Lorna Bonham support the the resolution to keep the John Marsh name.

14-1

Bonham's

Letter 14 Response – Robert and Lorna Bonham

14-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

From: Henry Martinez [mailto:martinezhj@msn.com]
Sent: Tuesday, November 02, 2010 10:27 AM
To: Bachman, Stephen
Cc: Rosemary Borunda; Paul Ramirez
Subject: John Marsh Park Project

What a farce that you ignore the truth about the history events surrounding John Marsh in Brentwood.

Maybe you should read the truth and reality described in the book "[General Vallejo and the Advent of the Americans](#) by [Alan Rosenus](#)".

John Marsh "worked" for Mariano Vallejo granting five year planned land grants for those "immigrants" who came from the East coast. It was a five year plan because General Vallejo wanted the people to live off the land and give back to the community. If not, the land was taken back.

Unfortunately, John Marsh as did John Sutter lied and deceived General Vallejo by granting the land to the lazy Americans reporting back that the area was prospering.

Preservation of the lands is the only good thing that will come out of this. But glorifying John Marsh? John Marsh was killed by the Miwok Indians because of his brutality and prejudice toward them.

As a human being first and an American with Indigenous Purepecha blood running through my veins I can tell you that these lies and glorifications can no longer be tolerated.

Honor our Ancestors by telling the truth and stop the glorification of the Europeans that began and caused so much havoc.

That is why this country is in so much turmoil today. The land has been raped and mistreated. You would call it mismanagement.

Being "American" to a native is about telling and passing on the truth as our Ancestors have passed onto us. They were the wise ones.

Learn to be at peace with yourself and Mother Earth. The "truth" will set you free!

Sincerely,

Henry R. Martinez

15-1

Letter 15 Response – Henry R. Martinez

15-1: This comment is noted; however, it does not require an additional response related to the GP and EIR.

From: Ken Klos <kennethklos@comcast.net>
To: Bachman, Stephen
Sent: Fri Nov 19 20:26:03 2010
Subject: State Parks General Plan for John Marsh State Historic Park

This message is sent to you regarding the State Parks General Plan for the John Marsh State Historic Park. The Plan is very exciting in many respects; however I do have some concerns regarding the Plan. I would prefer that you not allow any structures within 500' to 1,000' feet of the Trilogy property line and trails should be no closer than 100 feet of the Trilogy property line. No toilets should be in view of Trilogy At The Vinyards.

16-1

Letter 16 Response – Ken Klos

16-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities, including trails, has not yet been identified. Siting of facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Alice Bauman <alicebauman@verizon.net>
To: Bachman, Stephen
Cc: martin.bauman@verizon.net <martin.bauman@verizon.net>; dan.obrien@sheahomes.com <dan.obrien@sheahomes.com>
Sent: Sat Nov 20 09:10:52 2010
Subject: Concerns re: Trilogy and John Marsh State Historic Park

Dear Steve Bachman,

My husband and I live at Trilogy at the Vineyards and we purchased a home that borders on the proposed John Marsh State Historic Park. We are the second house down from Briones Road. Our attached photos will show you our proximity to that road, the vineyard, and the proposed park visitor facilities per map 14 at this link--http://www.parks.ca.gov/?page_id=24322

Our homes and backyards will be especially vulnerable if the remote Briones Road is used for public access to the park. We are seniors living within a beautiful, high-end planned senior community, the kind of community that will be especially vulnerable to trespassing and break-ins when public access is increased.

As it is, younger folks who already know about Briones Road, drive up here and sit at night in their trucks, drinking and whatever. We fear that this kind of behavior will only increase and possibly pose a threat to our safety and security. Not only does "preferred Map 14" bode badly for excess noise and objectionable views for us, we are really concerned about our and our neighbors' safety and possible intrusion into our home-sites.

What is astonishing to us is that with so much park land available to the state, why would these public facilities and parking spaces need to abut our private homes?

We believe that state officials should not allow any structures within 500' to 1,000' feet of the property line and trails no closer than 100 feet of the property line.

Please consider our views and take this opportunity to refine the plans and increase the harmony of public and private concerns.

Best regards,

*Alice Bauman
Martin Bauman, MD*

home address:
1712 Latour Avenue
Brentwood, CA 94513

home phone/fax:
925-418-4468

17-1

Letter 17 Response – Alice Bauman, Martin Bauman, MD

17-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities, including trails, has not yet been identified. Siting of facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate. As stated on page 4-29 of the GP and EIR, while the proposed GP has the potential to increase demand for law enforcement and fire and emergency services within the Park, new facilities and services would not be planned without the appropriate staff to manage such resources.

From: Alice Bauman <alicebauman@verizon.net>
To: Bachman, Stephen
Cc: martin.bauman@verizon.net <martin.bauman@verizon.net>; dan.obrien@sheahomes.com <dan.obrien@sheahomes.com>
Sent: Sat Nov 20 11:57:09 2010
Subject: amendment to my original comments--RE: Concerns re: Trilogy and John Marsh State Historic Park

Dear Stephen Bachman,

I really think, on second thought, that the Dry Creek Visitor's Center is not at all necessary to ensure access to the park. Let the trails that come out this way be the most remote, for the very reason that they border on our backyards. Let only the most determined hikers and horseback riders come out this far.

There are so many other entrances and facilities planned, and on larger more public roads.

I think the park will be greatly enhanced for its beauty and environmental impact by having this one less facility, altogether.

Thanks again.

Alice Bauman

home address:

1712 Latour Avenue
Brentwood, CA 94513

home phone/fax:

925-418-4468

cell:

909-215-9281

Letter 18 Response – Alice Bauman

18-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The commenter is not correct that a Dry Creek Visitor Center is proposed. As noted on Map 14, Alternative C (Preferred Alternative) on page 3-21 of the GP and EIR, the Dry Creek Visitor Facility Zone would contain minimal visitor facilities, limited to a vault toilet and small parking area (5-8 vehicles). The specific location of any proposed visitor facilities has not been identified at this time. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Martin Bauman <martin.bauman@verizon.net>
To: Bachman, Stephen
Sent: Sat Nov 20 11:10:14 2010
Subject: Alternative C John Marsh State Historic Park

Dear Sir:

I am writing in response to the public review for this project.

In general, I think this is a wonderful project and I endorse it but there is one aspect of this project that is problematic. This includes the placement of the Dry Creek Visitors Facility, which encompasses a visitors center, parking and toilets. I live in Trilogy (Vineyards at Marsh Creek) which is a retirement senior community.

19-1

We purchased here for the advantages a community such as this could provide. This includes a serene, scenic, quiet environment with minimal traffic. The placement of the Dry Creek Facility would significantly detract from these advantages as well as be a safety hazard since Briones road is not suitable for increased traffic.

Other security problems for the residents, due to the proximity of this area to our homes, could also become a real problem.

19-2

Prior to the issuing of this plan, a general meeting including the stakeholders from this community, providing their views and possible alternatives would have greatly helped.

19-3

If the Dry Creek Facility and its components could be moved further down Briones Valley Road, toward Deer Valley Road (away from Trilogy) and have the traffic pattern entering the park be from Deer Valley Road, could very well solve this problem. This would serve to reduce the traffic around Trilogy, remove the sight lines of this facility from Trilogy and greatly reduce the security aspects. I would sincerely hope the State could employ these suggestions so the final plan would be one of harmony.

19-4

Thank you,

Martin Bauman, MD

Letter 19 Response – Martin Bauman

19-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The commenter is not correct that a visitor center is proposed. As noted on Map 14, Alternative C (Preferred Alternative) on page 3-21 of the GP and EIR, the Dry Creek Visitor Facility Zone would contain minimal visitor facilities, limited to a vault toilet and small parking area (5-8 vehicles). The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

19-2: Please refer to Master Response 1, Program-level Analysis and Facility Siting. As stated on page 4-29 of the GP and EIR, while the proposed GP has the potential to increase demand for law enforcement and fire and emergency services within the Park, new facilities and services would not be planned without the appropriate staff to manage such resources.

California State Parks regards adjacent private property as an important consideration when planning for specific State Park facilities and activities for the public. State Parks will work in cooperation with adjacent property owners to minimize any trespass situations. Examples of actions may include posting signs at property boundaries and providing visitor information at the Park entrance and at major trailheads. This information would contain Park maps with the Park roads, trail, and property boundaries clearly delineated and with a reminder to visitors to respect neighboring property and to avoid trespassing on private property. A guideline has been added to Goal ACCESS 4 on page 3-46 of the GP and EIR to emphasize State Parks' commitment to take appropriate actions to ensure the public knows where State Park property boundaries are located, and that the boundaries are properly signed, where appropriate. Priority for sign placement will be in areas of visitor use that are located adjacent to private property, such as along roads and trails. Please refer to Chapter 4 of this document to see the specific text revisions.

19-3: As stated on page 1-7 of the GP and EIR, public outreach is an important component of the general planning process. Public ideas and opinions are sought at the outset and throughout the planning process to build public support for the GP to ensure that future goals and management of the Park are appropriate and will be supported by the general public. As a first step in building public support for the planning process, a mailing list was compiled in coordination with interested community members, local political officials from the City of Brentwood, and members of the John Marsh Historic Trust. The mailing list database, currently with 500 entries, has been maintained throughout the planning process and updated continually upon receipt of new information requests.

As shown in Table 1, presented on page 1-8 of the GP and EIR, three public workshops were held during the general planning process, on May 17, 2006, March 20, 2007, and November 4, 2010. Notices for the public meetings were sent to all persons and agencies on the mailing list as well as to the local newspaper. The public involvement program included a variety of methods to provide information to stakeholders, including surveys and newsletters, in addition to the public meetings.

- 19-4:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: David Block <hockeydad@comcast.net>
To: Bachman, Stephen
Sent: Sat Nov 20 19:58:00 2010
Subject: Cowell Ranch/John Marsh Project

Dear Mr. Bachman,

I have had a chance to review the state plans for development of the Cowell Ranch/John Marsh areas. While I support the project, I am very concerned about the location for the parking, staging and toilet area.

You see, my wife and I purchased our retirement home at Trilogy at the Vineyards of Marsh Creek. Obviously, Trilogy is one of primary stakeholders in this project. We searched high and low for location and specifically chose our site because of the views of the vineyards and the beautiful greenbelt area adjacent to them. We were led to believe that those hills would never be developed or built upon. As a matter of fact, we paid a considerable premium for the views that are visible from our home.

You can imagine our shock when we saw the new plan. The thought of anyone at Trilogy, a community that takes pride its design and landscaping, having to relinquish its views to gaze upon a parking lot, staging area, and toilets is quite distressing.

I am requesting that further consideration be given to the location of facilities areas out of site of the current and future homeowners of Trilogy, preferably toward the area where Briones Valley Road terminates. This seems a more logical location.

Respectfully,

David Block
1841 Barolo Ct
Brentwood, CA 94513

20-1

Letter 20 Response – David Block

20-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Jane Samford <forjane@sbcglobal.net>
To: Bachman, Stephen; Lloyd Samford <lsamford@sbcglobal.net>
Sent: Sat Nov 20 22:14:32 2010

Dear Mr. Bauchman,

My husband and I wish to express our enthusiasm for the proposed John Marsh State Park which is adjacent to our community, Trilogy at the Vineyards. Our community is gently tucked into the soft, rolling hills, a privilege we all take seriously here. As a community we unite in our appreciation of the pristine, natural beauty that surrounds us. We welcome the new state park and the opportunity to deepen our relationship with our environment.

21-1

We only hope that the present proposal will be thoughtfully reviewed to provide a more sensitive approach to the area for parking and restroom facilities. We understand that if the structures in this section of the park can be moved as much as 500' to 1,000' from the property line, they will be secluded from our line of sight. If the trails can be kept at least 100' from the property line, they, too, will escape our visibility. We implore you to protect our pristine views.

21-2

If the state park planners have not yet had time to explore this area of the park, we invite them to come see for themselves. At Trilogy at the Vineyards, we all hope the new park will enhance our community as, we think, our tasteful community will enhance the state park.

Thank you for your consideration,
Lloyd and Jane Samford
1805 Sauternes Ct

Letter 21 Response – Lloyd and Jane Samford

- 21-1:** State Parks acknowledges the commenter’s support for the Cowell Ranch / John Marsh State Historic Park; however, this comment does not require an additional response related to the GP and EIR.
- 21-2:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Dale Pelletier <dalealanpelletier@comcast.net>
To: Bachman, Stephen; Reger, Joel <joel.reger@sheahomes.com>
Sent: Sat Nov 20 10:28:58 2010
Subject: John Marsh State Park Dry Creek entrance

Steve,

I am a homeowner of Trilogy and have reviewed all of the plans for the new John Marsh State Park.

I am excited about all aspects of the park as it will be a wonderful contribution to the region. I would like to recommend an exception for the location of the Dry Creek Visitors Facilities (Map 14). It appears to close to the Trilogy property and even though it is slated to be a small area, growth could appear in the coming years and create an unsightly situation. In addition, wouldn't it appear more natural if the facilities were out of site from the highway 4 bypass and the future expanded freeway system? Lower noise and a more tranquil environment for a state park facility.

22-1

In summary, It would be better for all if the plans move the Dry Creek Visitors Facilities further back into the park.

Sincerely,

Dale

Dale Pelletier
*1840 Barolo Court in Trilogy
Brentwood, Ca 94513
Home phone: 9 25-513-0162
Cell phone: 408-393-4303
email: dalealanpelletier@comcast.net*

Letter 22 Response – Dale Pelletier

22-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Vaughn <vaughn@hysinger.com>
To: Bachman, Stephen
Sent: Sun Nov 21 14:41:00 2010
Subject: John Marsh SHP

Dear Mr. Bachman:

I am under contract for a soon-to-be-built home in Trilogy at the Vineyards. The address is 1151 Saint Julien Street.

The purpose of this email is to voice my complete opposition to the location of your " Dry Creek Visitor Facility" based on your Map 14 - Alt. C (Preferred Alternative) plan. Your locating toilets and parking so close to a residential community should not be allowed. With 4,000 acres I would think 'common sense' would prevail and would dictate a more amicable and mutually agreeable position within the enormous acreage you have available.

Remember in these tough economic times the residents of Trilogy do pay taxes. Why do you want to make us mad?

I am moving from Los Altos where I was under Prop 13 since its inception. I'm now giving that up and will be paying over \$10,000 in taxes. I didn't take this move just to have public toilets and a parking lot in my backyard!

Would you please treat this email as input to your finalization of the General Plan. If the process goes ahead with your "Preferred Alternative" I suspect there will be a lot of unhappy and vocal residents at Trilogy on your doorstep.

Sincerely,

Vaughn G. Hysinger
vaughn@hysinger.com

23-1

Letter 23 Response – Vaughn G. Hysinger

23-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Don Blubaugh <blubaugh@usa.net>
To: Bachman, Stephen
Cc: Joel Reger <joel.reger@sheahomes.com>
Sent: Sun Nov 21 05:09:32 2010
Subject: Comment on State Plan for John Marsh Park Plan

First, we are pleased with the overall concept that is being considered here. We are proud to live near and be part of the heritage of the indigenous Indians who lived here and the work of John and Abigail Marsh.

24-1

We are concerned with the interface between components of the Plan and our well planned and thought out community of Trilogy. We are concerned with proposed vehicle parking and public toilets facilities being visible to our project on Briones Road. It would be better for these facilities to be out of sight of our property boundary. There is certainly enough room to do that given land resources available.

24-2

Don Blubaugh
Betty Blubaugh
1715 Chardonnay Lane
Brentwood, CA 94513
925-392-8887

Letter 24 Response – Don Blubaugh and Betty Blubaugh

- 24-1:** State Parks acknowledges the commenter’s support for the overall concept of the Cowell Ranch / John Marsh State Historic Park; however, this comment does not require an additional response related to the GP and EIR.
- 24-2:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed Dry Creek visitor facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Bob & Jane Wallace <wall1720@comcast.net>
To: Bachman, Stephen
Sent: Mon Nov 22 16:25:20 2010
Subject: Plan for John Marsh State Park

Dear Mr. Bachman:

As residents of Trilogy and owners of property directly adjoining the proposed John Marsh State Historic Park, we have taken an active interest in the proposed plans for the park. We thoroughly support the development of the park but take exception to the placement of the facilities for the Dry Creek Visitor Facility. The land designated for these facilities appears to be at the top of a ridge directly west of our home. Because there is a severe change in elevation from the park land to the lower level of our homesite, any developed visitor facilities near the property lines will directly impact the privacy of our home. As you can see from the attached photo, the park land at the top of the Trilogy vineyards behind our home is high enough to afford a complete view of not only our home and backyard but the homes and yards of all the residents below. Even if our CC&Rs permitted a change in fencing (which they do not), no fence could be built high enough to give the homeowners privacy.

Additionally, I cannot imagine that homeowners anywhere would enjoy viewing rest room facilities from their living room windows. Trilogy homes were built with large window areas in the rear of the homes and we currently enjoy watching wildlife by day as well as the setting sun every evening from both our living room and dining room windows. To include portable rest rooms and the intrusive gaze of park users in this view was not in the plans when we chose this as our retirement home. Also, although the proposed parking area will hold only a few cars, there is no way to prevent disruptive noise from park users as well which we hope you will also take into consideration.

We urge you to consider revising the placement of the Dry Creek facilities to a location somewhat farther from the Trilogy/park dividing line.

Sincerely,

Mr. and Mrs. Robert Wallace
1720 Latour Ave.
Brentwood

25-1



Letter 25 Response – Mr. and Mrs. Robert Wallace

25-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: richard fox <foxywineo@gmail.com>
To: Bachman, Stephen
Sent: Mon Nov 22 11:11:55 2010
Subject: John Marsh State Park

Dear Mr. Bachman,

I am a proud home owner in the Trilogy development near the John Marsh Park. I have just heard about the purposed improvements to the park, however as a home owner here at Trilogy I enjoy looking at the golden hills an natural setting around us. That is why I bought here.

I would not like to see that view runied by adding a restroom and parking lot where it could be seen from our land. I would suggest it be moved to a location at least 500 feet from the Trilogy property, to an out-of-the way area, not seen by the home owners.

Please do what you can to save our views

Thank you
Richard Fox

26-1

Letter 26 Response – Richard Fox

26-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

----- Original Message -----

From: Moser, Doris E <Doris.E.Moser@boeing.com>

To: Bachman, Stephen

Sent: Mon Nov 22 09:15:09 2010

Subject: Development of John Marsh area

I and my sister own property in Trilogy at the Vineyards. Our clubhouse is built on top of a hill and has a view below, the area you folks are developing.

Dear Sir,

I am alarmed that parking, camping and trails will be virtually on our doorstep. As a community we have all invested large amounts of money to get away from the noise and annoyances of the suburbs and cities. We want the peace and quiet that nature provides. One of the reasons we bought property at Trilogy and that our clubhouse was built on the hill was for the fine view toward John Marsh's old property.

27-1

I am not against developing the area for the public but I am not in favor of ruining our experience in the process. Remember that a person on top of a hill or canyon wall can hear two people talking down in the canyon better than they can hear a person 10 feet away. I definitely don't want to view toilets, hear the radios and shouts of picnickers & camper's and parents yelling at kids, look at parking lots & hear maintenance equipment.

Please reconsider how close that visitor center, camping & trail complex will be to Trilogy. Can't everything be moved farther from our property line & , of course, hidden from our view with trees, etc?

Thank you,
Doris Moser
206-260-9346

Letter 27 Response – Doris Moser

27-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: ldove5@aol.com <ldove5@aol.com>
To: Bachman, Stephen
Sent: Mon Nov 22 09:05:30 2010
Subject: Cowell Ranch/John Marsh

Dear Mr. Bachman,

I've just become aware of the "preferred" plan for development of the Cowell Ranch/John Marsh State Historic Park. While I find the overall concept exciting and beneficial for Californians, I feel grave concern regarding the Dry Creek Visitor Facility. As of course you're aware, the area directly abuts properties in Trilogy at the Vineyards and affects many homesites in a way that was previously unknown to residents.

As I study the entire map, the only logic for this particular facility that I can imagine is ease of access to the Park for Brentwood residents. However, I think the remaining visitor's areas are easily reached, so I can't find a good argument for maintaining Dry Creek. If it were the only option, then I suppose we could all swallow hard and accept it in the interest of the common good, but that certainly does not appear to be the case. I implore you to reconsider Alternative C.

Most sincerely,

Laurel Dove
1144 Saint Julien St
Brentwood, Ca 94513

28-1

Letter 28 Response – Laurel Dove

28-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

Philip & Aleksandra Roebuck
1607 Gamay Lane
Brentwood, CA 94513

November 23, 2010

Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954

Subject: Comment on the Cowell Ranch/John Marsh State Historic Park Preliminary General Plan and Draft Program EIR

Dear Mr. Bachman,

Our home is at 1607 Gamay Lane. Our backyard backs to Briones Valley Road and we are 200 feet from the entrance to the Park where the Dry Creek Facility is planned. We are excited about the overall Park plan, particularly the hiking and biking trails.

29-1

We do have a couple issues with the Park plan:

1. Although it is not very clear, Map 14 apparently locates the Dry Creek Facility with its parking lot and toilets on top of a hill just inside the east Briones Valley entrance. The apparent location on top of a hill would provide grand sweeping views. But just as the hilltop location provides grand sweeping views, the Facility parking lot and toilets, profiled against the sky, would be a clearly visible eyesore for a long distance.

29-2

A better plan would locate the parking lot and toilets at a lower elevation and provide a short path to an overlook and birdwatching area on top of the hill (or on one of the adjacent hills). Attached is part of Map 4 marked up to show the apparent proposed location for the Dry Creek Facility and its parking lot and toilets, and also show suggested alternate locations for the parking lot and toilets that would be off the hilltops and less conspicuous but still convenient to potential hilltop overlooks.

2. To prevent vandalism and rowdy behavior in the Dry Creek Facility area, the east Briones Valley entrance should be locked from sunset to sunrise.

29-3

3. We are opposed to livestock grazing in the Park. Livestock grazing prevents the growth of natural flora, such as wildflowers and oaks. The draft EIR acknowledges that grazing will “disrupt ecosystem function, and alter ecosystem structure. Specifically, grazing may reduce or eliminate oak or other woodland species recruitment.” Furthermore the draft EIR states that according to “policy in the California State Parks Operations Manual, livestock grazing is an

29-4



inappropriate use of parkland resources except under certain circumstances where a core park purpose is served." (Underline added for comment emphasis.)

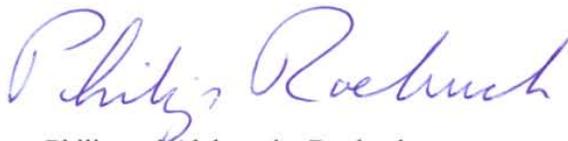
The purpose statement of the Cowell Ranch / John Marsh State Historic Park includes:

- celebration of a rich pre-historic and historic presence and contribute to the existing regional open space network of East Contra Costa County,
- seek to further document the Native American use and extent of pre-historic habitation and landscape features,
- manage the diverse natural resources that define the property including open foraging land for raptors, vernal pools, grassland habitat and oak woodland/savannah.

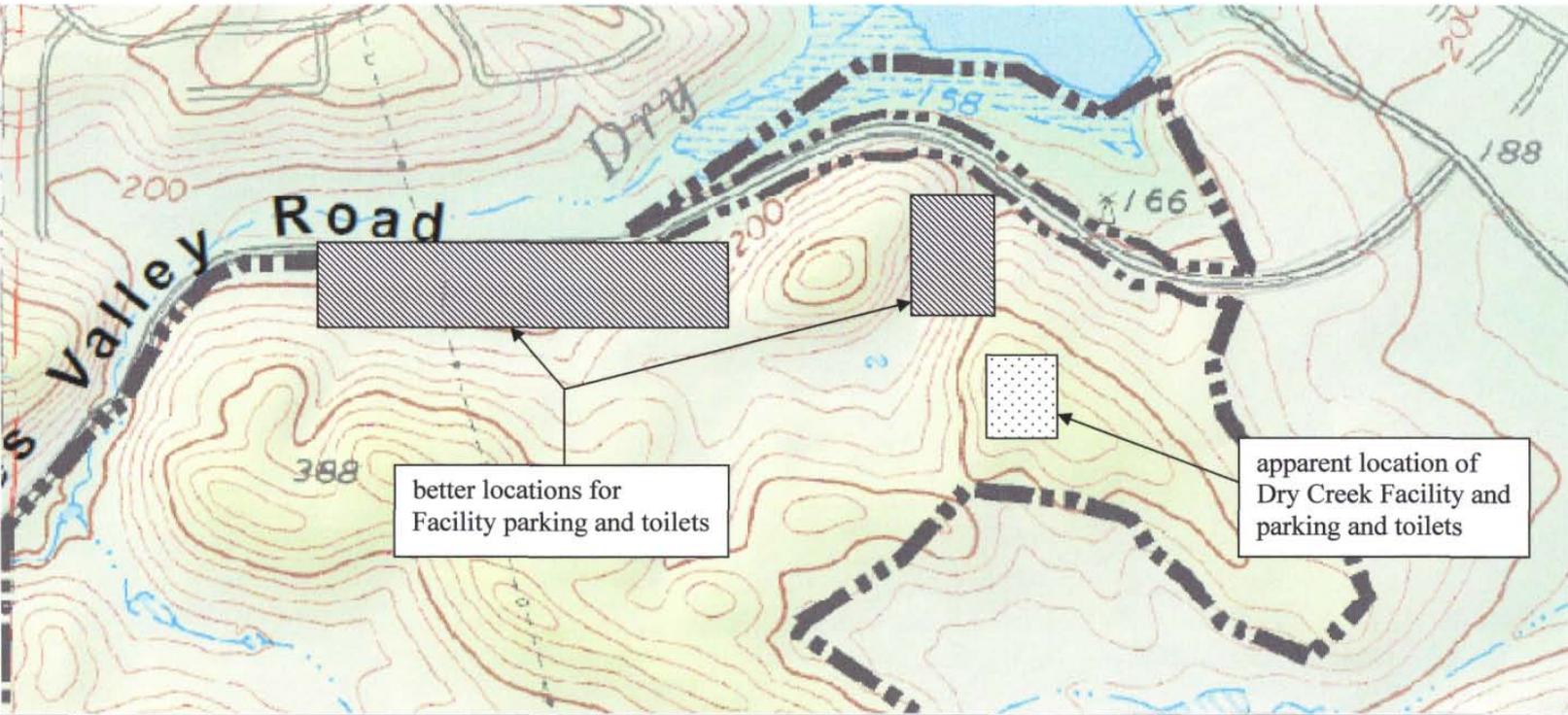
But the purpose statement of the Cowell Ranch / John Marsh State Historic Park does not include livestock grazing. Indeed, livestock grazing and consequent destruction of natural flora and habitat would hinder the core Park purposes.

29-4

Sincerely,



Philip and Aleksandra Roebuck



better locations for Facility parking and toilets

apparent location of Dry Creek Facility and parking and toilets

Letter 29 Response – Phillip and Aleksandra Roebuck

- 29-1:** State Parks acknowledges the commenter’s support for the overall plan for the Cowell Ranch / John Marsh State Historic Park; however, this comment does not require an additional response related to the GP and EIR.
- 29-2:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The specific location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.
- 29-3:** Goal STAFF 5, presented on page 3-49 of the GP and EIR, seeks to provide adequate staffing of the Park to meet GP goals, and a guideline under this goal directs Park management to determine the minimum and maximum staff resources required to operate the Park. As stated on page 4-29 of the GP and EIR, while the proposed GP has the potential to increase demand for law enforcement and fire and emergency services within the Park, new facilities and services would not be planned without the appropriate staff to manage such resources. Typically, State Parks staff patrol park properties during hours of operation.
- 29-4:** Please refer to Master Response 3, Grazing as a Vegetation Management Technique and as an Interpretive Activity. As stated in State Parks Department Operations Manual, Chapter 0300 Natural Resources, Section 0317.2.4.1, livestock grazing is an inappropriate use of parkland resources except under certain circumstances where a core park purpose is served. According to this policy, livestock grazing may be permitted under the following circumstances:
- When directly contributing to historic interpretation approved in a unit’s GP;
 - When necessary for a specific natural resource restoration purpose, which normally does not include fuels reduction or an alternative to extirpated ungulate grazing; or
 - When it is a necessary component to an acquisition agreement, including scaled-down grazing to improve natural resources.

From: Carolyn Honsberger <carolyn.honsberger@sbcglobal.net>
To: Bachman, Stephen
Sent: Tue Nov 23 11:26:29 2010
Subject: Trilogy at The Vineyards

Steve,

As 3-year Trilogy members, we have some concerns regarding the plans presently being considered for the John Marsh State Historic Park particularly as it relates to the Dry Creek Visitor Facility.

I know you are aware that Trilogy has created numerous jobs in our area, consider the tax base, and we would like to continue the momentum as our economy begins to recover.

We ask that our view of our vineyards remain unobstructed. We would ask that you disallow any structures within 700 feet of the property line and trails located no closer than 100 feet of the property line.

Thank you for your consideration of this request.

Happy Thanksgiving.

Dean and Carolyn Honsberger
1787 Latour Avenue
Brentwood 94513
(925) 513-7374

Letter 30 Response – Dean and Carolyn Honsberger

- 30-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: chuck and roberta <ff_1469@yahoo.com>
To: Bachman, Stephen
Sent: Tue Nov 23 07:19:18 2010
Subject: Trilogy and Park

Mr. Bachman,

Firstly I commend you for your dedicated service to our parks, working within the confines of regulation is always challenging.

My hope is that my voice be heard concerning the facilities at Marsh Creek - to keep them out of veiw from the community would be greatly appreciated.

31-1

Thanks again for all you do, Chuck & Roberta Farrow

Letter 31 Response – Chuck and Roberta Farrow

31-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Mary Fox <foxymary@att.net>
To: Bachman, Stephen
Sent: Thu Nov 25 10:53:29 2010
Subject: John Marsh State Park

Mr. Bachman,

I am writing regarding the John Marsh Park and its location near the Trilogy development. I live in Trilogy at the Vineyard and enjoy the serene surroundings and natural setting including spectacular views of Mt. Diablo. I understand that in the process of developing the park that there is to be a restroom and parking lot which will be visible from the development in which I live; that is not okay with me. I would like to see the plans change to include relocating the restroom facility to an "out of our view" area. I understand that would be about 500' which I am confident could be accomplished. I worked in construction, facilities and planning for many years and know first hand that these things can happen. Won't you please have the committee entertain the proposal to relocate so the residents of this beautiful community do not have them within our properties' views?

32-1

Thank you so much.

Mrs. Mary K. Fox

Letter 32 Response – Mrs. Mary K. Fox

- 32-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Anita <anita-humphrey@pacbell.net>
To: Bachman, Stephen
Sent: Fri Nov 26 11:29:38 2010
Subject: Dry Creek Visitor Facility - John Marsh State Historic Park

Mr. Bachman,

I am an original homeowner and one of the first to move into the Vineyards At Marsh Creek in Brentwood. This community was chosen for the privacy and the beautiful scenery that I enjoy every day. In looking at the proposed area for Dry Creek Visitor Facility, I find that it takes away the privacy of our community by having a parking lot and public restrooms so close. I also am concerned about the noise level, loitering, littering and possible air pollution. I believe that it must take into consideration our concerns before any final decision is made.

33-1

My recommendation is to place the parking/public restrooms in an area away from residential homes and that this area not intrude upon the many private homes. There are many other areas in the park that would facilitate such development removed from residential areas.

Thank you for letting me express my feelings and concerns.

Sincerely,

Anita L. Humphrey
1649 Gamay Lane
Brentwood, CA 94513
(925) 634-6678
cwanita@pacbell.net

Letter 33 Response – Anita L. Humphrey

33-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Dan O'Brien <dan.obrien@sheahomes.com>
To: Bachman, Stephen; Dan O'Brien <dan.obrien@sheahomes.com>
Sent: Sun Nov 28 14:44:32 2010
Subject: RE: John Marsh SHP
Dear Steve,

Trilogy believes that activating the Cowell Ranch is essential to keeping the John Marsh Legacy alive. We support the active use of all State Park facilities. The success of such a plan will depend upon the effective integration of park facilities with existing and planned adjacent uses. Specifically, Vineyards at Marsh Creek is a Master Planned Community planned for 1100 active adult homes, 128 executive homes, retail, college, and other diverse uses. We are very concerned that any and all treatments or facilities along the boarder with Vineyards at Marsh Creek (VAMC) respect the improvements planned within VAMC. Accordingly, no improvements within the Park north of the planned amphitheater should be visible to homes that will boarder the State Park. Total avoidance is very practical as the terrain lends itself to be accomplished very easily.

34-1

Further, the parking lot planned for the Dry Creek Visitor Facility will need to be gated and closed after dark to discourage teens from using it for parties near our community. They have a propensity to seek out these kinds of locations as we now spend a good deal of time keeping them off of our property.

34-2

Please keep us informed of the progress of the General Plan

Daniel O'Brien
Area President, Trilogy Northern California

Letter 34 Response – Daniel O’Brien

- 34-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.
- 34-2:** Please refer to the response to Comment 29-3.

----- Original Message -----

From: Kathy OBrien <danorkathy@mac.com>

To: Bachman, Stephen

Sent: Sun Nov 28 14:11:47 2010

Subject: John Marsh General Plan

Dear Mr. Bachman,

I am very anxious to see the general plan come to fruition. I do however object to any plan that involves placing parking lots or toilets in our backyard. Our home is located on Latour and backs up to the State Park property. The Dry Creek Visitor Facility is planned to be located in the vicinity of our backyard. Please make sure the plan is adjusted to specifically avoid any trails, picnic, parking, or restroom facilities within view of all the homes in Trilogy. This should not be very hard as the land forms clearly fall behind ridges along the Vineyards that boarder Trilogy.

Please keep us informed of the progress of this plan.

Sincerely,

Kathy O'Brien

35-1

Letter 35 Response – Kathy O'Brien

35-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Jortzow <jortzow@aol.com>
To: Bachman, Stephen
Sent: Tue Nov 30 07:35:38 2010
Subject: John Marsh State Historic Park

The senior citizens of Trilogy left their homes of thirty years to live in a beautiful vineyard in Brentwood. The John Marsh State Historic Park development has 3,600 acres to work with. None of the development should be in view from the Trilogy homes. With 3,600 acres there should not be a problem?

36-1

John and Bonnie Ortzow

Letter 36 Response – John and Bonnie Ortzow

36-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Catherine Erny <caerny@sbcglobal.net>
To: Bachman, Stephen
Sent: Thu Dec 02 19:01:11 2010
Subject: John Marsh State Historic Park

The plan for the John Marsh State Historic Park is very exciting to those of us who live in Trilogy at the Vineyard. However, I am concerned about how close the Dry Creek Visitor Facility with parking and toilet areas abutting our community. It is my belief that any such facility should be out of site of our development. The slopes in that area are not conducive to facilities of this nature. Any structure that is built in the park should be a minimum of 500 feet from our property line, and trail should not be closer than 100 feet. It is my hope that you will take the concerns of our community into consideration when the final plans for the park are drawn.

37-1

Catherine Erny
1642 Gamay Lane
Brentwood CA 94513

Letter 37 Response – Catherine Erny

37-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Bob Woodland [mailto:rnkldgs@att.net]
Sent: Thursday, December 02, 2010 6:34 AM
To: Bachman, Stephen
Subject: Cowell Ranch/John Marsh State Historic Park

December 2, 2010

Good Morning. We'd like to make a few comments about the environmental impact of the park as described in Alternative C. We live in Trilogy at the Vineyards in the section known as Bordeaux Village. We have been here three years and enjoy our quiet little corner of the world and our views of the open spaces around us on a daily basis. Every time we leave our home, we are greeted by views of the surrounding hills with the live oak trees situated at the top. It is beautiful.

38-1

Alternative C proposes that the Dry Creek Visitor Facility would be built in the area I describe. We are concerned that the views will be compromised and that noise from that area will be audible from our street. The sounds of people using the facility talking or listening to radios would drift our way. The view of live oak trees would be permanently altered if the proposed parking / toilets / hiking / and viewing area were built there.

We look forward to the development of the rest of the park, and have since we moved here. However, we prefer the earlier plan, Alternative B I believe it is, which had no development in the northern area of the park.

38-2

Please consider our request before making any final decisions on the direction the park development will go. Also, please let us know when any future meetings will take place. We attended the informational program at the event center in Trilogy several months ago. We also attended the meeting recently at the senior center in Brentwood. We are very interested and concerned, and want to be kept informed.

38-3

Thanks in advance for you assistance with this.

Sincerely,

Bob and Bobbie Woodland
1122 Medoc Ct.
Brentwood, CA 94513

RNKLDGS1@comcast.net

Letter 38 Response – Bob and Bobbie Woodland

- 38-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.
- 38-2:** The commenter’s preference for Alternative B has been noted; however, this comment does not require an additional response related to the GP and EIR.
- 38-3:** The commenter’s contact information will be added to the mailing list for the Cowell Ranch / John Marsh State Historic Park GP process, and State Parks will notify the commenter of any future meetings concerning the Park.

Public outreach and public input will continue to be important in the future development of the Park. If a proposed phase of the project would have effects that were not examined in this Program EIR, preparation of an additional environmental document would be required (State CEQA Guidelines §15168(c)(1)). Any site-specific project undertaken within the Park during GP implementation that would be subject to further CEQA review would include multiple opportunities for the public to provide input during the project planning process (public outreach/workshops, scoping, and comments on the CEQA documentation).

----- Original Message -----

From: gordon carville <onebelmont1@msn.com>

To: Bachman, Stephen

Sent: Fri Dec 03 10:00:53 2010

Subject: John Marsh State Historic Park

Dear Mr. Bachman,

As a resident of the Trilogy at the Vineyards community I am writing to express my concern over the future development of the park. Many of our members are looking forward to many of the parks plans including the hiking trails and the community college. One off the reasons many of us were willing to move here and pay the prices asked was the guarantee that the adjacent land was state parks land and would never be able to be developed, leaving a pure pastoral view. The construction of facilities to support hiking trails adjacent to our community can and should be built in such a way that they are not visible from our homes. I would be in total support of the hiking trail parking lot and restrooms if they were 500 to 1000 yards down the access road completely out of the view of the Trilogy community.

Sincerely,

Gordon and Claudia Carville

1621 Gamay Lane

Brentwood, 94513

39-1

Letter 39 Response – Gordon and Claudia Carville

39-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Muriel Magras <muriel_magras@yahoo.com>
To: Bachman, Stephen
Sent: Fri Dec 03 13:03:24 2010
Subject: John Marsh State Historical Park - alternative C Preferred Plan

Hello Steve,

I am a resident of Trilogy with my property facing the vineyards and the proposed state park property enhancements.

Based on the alternative C preferred plan, there is designated the "Dry Creek Visitor Facility" which indicates that State Parks could put parking and toilets within 30 feet of our vineyards in full view of the community; this would not be acceptable to me or my neighbors. The slopes in that area are 10% to 30% and not conducive to facilities of this nature.

40-1

Any kind of facilities would have to be **out of sight**. they shouldn't allow any structures within at least 500' feet and trails no closer than 100 feet of the Trilogy property line. If the parking is pushed back far enough, we won't know it is there and I can live with this proposal.

A secondary concern is with any parking in this area as this will encourage more traffic on Briones Road, this would potentially create more traffic on the private road between my property and the vineyards, infringing on my current privacy.

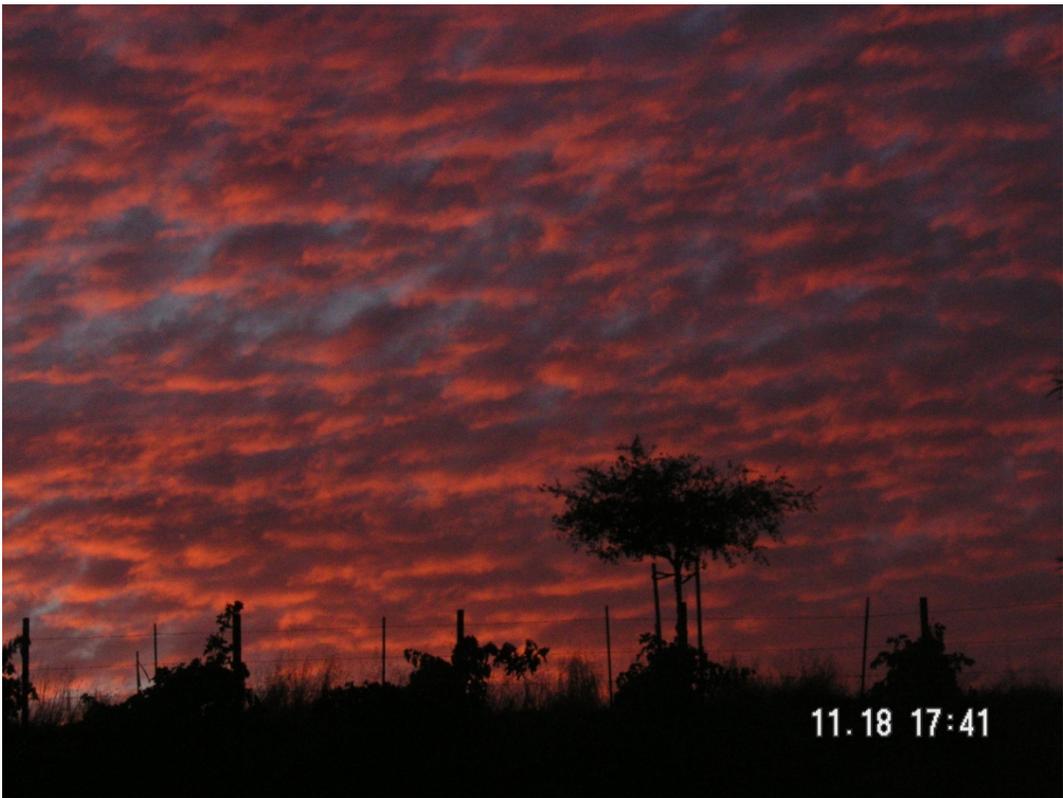
40-2

I've enclosed some pictures of the view I currently enjoy from my home, although I am a great supporter of parks and recreations, I would be very disappointed to have the serenity, privacy and views that I currently enjoy be disrupted by the presence of parking and toilets. I hope there will be some more thought given to this proposal that will take into consideration the impact of this proposal to us the residents of Trilogy.

40-3

Thank you for your attention to this matter.

Muriel Magras
1714 Latour Ave
Brentwood, Ca 94513





Letter 40 Response – Muriel Magras

40-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

40-2: As stated on page 4-27 of the GP and EIR, the Park would generate a minimum of 443 trips to and from the Park during peak use months. This could represent an increase in vehicle trips on Marsh Creek Road and other roads and intersections adjacent to the proposed access points. The Vineyards at Marsh Creek development EIR studied various intersections in and around the Park location and analyzed impacts associated with the new mixed use development being constructed adjacent to the Park. The EIR found that even with the proposed development including the Park, Level of Service (LOS) at key intersections including Marsh Creek Road and Sellers Avenue and Balfour Road and Deer Valley Road would not experience reduced LOS such that significant impacts would result. Due to the dispersed locations for the staging areas at the Park and their locations immediately adjacent to existing roadways as well as the minimal amount of new traffic generated at each predominantly during off-peak times, the actions proposed in this GP do not have the potential to lower the LOS on Marsh Creek Road, resulting in no significant impacts on circulation and traffic both within the Park and in its vicinity.

As stated on pages 4-27 to 4-28 of the GP and EIR, the GP contains a set of goals and guidelines aimed at managing access to and circulation in the Park. Goals ACCESS 1 through 5 call for safe and well-signed ingress and egress to the Park, emergency access, and visitor management. Although the GP would result in slight impacts on traffic and circulation, proposed improvements to Park roads and parking areas and the encouragement of improvements to area roads and highways, particularly Marsh Creek Road, would alleviate these impacts. Realignment and surface improvements of the Park entrance road would improve Park access and overall circulation to accommodate the anticipated increase in visitation, development, and associated traffic. Furthermore, although improving signage along Marsh Creek Road and at the Park entrance would attract additional visitors to the Park, it would also improve traffic flow by improving directions to the Park entrance. Efficient circulation and parking design would be incorporated into the design and operation of campgrounds, facilities, and other projects under this GP to minimize traffic and congestion within the Park. Implementation of these components of the GP would address and offset the anticipated circulation and traffic concerns, reducing potential impacts to less than significant.

40-3: Please refer to Master Response 1, Program-level Analysis and Facility Siting.

From: William Pakulski <bpakulski@att.net>
To: Bachman, Stephen
Cc: Joel Reger <joel.reger@trilogyresortliving.com>
Sent: Sat Dec 04 10:37:35 2010
Subject: John Marsh Historic Park

Mr. Bachman, my name is Bill Pakulski and I reside at 1728 Latour Ave. in Brentwood, Ca.

I am in the Trilogy community (55 and older) adjacent to the John Marsh Historic Park. First of all, I think the park will be an interesting property to develop and should bring a lot of visitors to the area. I have perused the general plan at the Brentwood Library and have a couple of concerns. Keep in mind, I am looking through the glasses of a retired person and an adjacent property owner to your project.

41-1

With more people visiting the area, the area of the Dry Creek Visitors Center is my major concern. It is very hard to ascertain where the center will be located. It would be beneficial to the community if the building and trail could be marked or staked out so everyone could see how it would actually sit on the property.

With more development comes safety and security concerns. Given the fact that Trilogy is a retirement community, there are a lot of folks concerned about more people wandering around our neighborhood or at least looking into our backyards from the top of the hill. Is there a plan to have someone police the area to try to mitigate these concerns or move the Visitors Center far enough to the rear of the park so as to limit the exposure?

41-2

Lastly, I think keeping the community informed and asking for some feedback from the homeowners would reach out and help limit the fears of development.

41-3

The homeowners of Trilogy at the Vineyards are a great bunch of folks and we look forward to working with you on this project.

My home phone is 925 634 9577.

Happy Holidays,

Bill Pakulski

Letter 41 Response – Bill Palkulski

- 41-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The commenter is not correct that a Dry Creek Visitor Center is proposed. As noted on Map 14, Alternative C (Preferred Alternative) on page 3-21 of the GP and EIR, the Dry Creek Visitor Facility Zone would contain minimal visitor facilities, limited to a vault toilet and small parking area (5-8 vehicles). The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.
- 41-2:** Please refer to the response to Comment 19-2 and Comment 29-3 with regard to trespass and security concerns.
- 41-3:** Please refer to the response to Comment 38-3 with regard to future public outreach.

From: Murray Hawkins <setu4@comcast.net>
To: Bachman, Stephen
Sent: Sun Dec 05 20:52:54 2010
Subject: neighbor-comment Cowell state Park proposal C

Steve,

I live at 1724 Latour in Brentwood and hope that proposed Dry Creek visitor-center/parking lot will not be easily visible. We already have illegal dirt-motorcycles riding loudly behind our house probably to the not-opened state park from Briones Valley Road.

Also to be frank: the idea of hikers peering into our rear yards is unsettling. And I image most hikers would prefer viewing nature rather than our housing development(Trilogy). I selfishly hope that your state park planning will give both sides sufficient buffer distance for privacy and being in nature.

regards,

Murray Hawkins
1724 Latour ave
Brentwood, Ca 94513

42-1

Letter 42 Response – Murray Hawkins

42-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The commenter is not correct that a Dry Creek Visitor Center is proposed. As noted on Map 14, Alternative C (Preferred Alternative) on page 3-21 of the GP and EIR, the Dry Creek Visitor Facility Zone would contain minimal visitor facilities, limited to a vault toilet and small parking area (5-8 vehicles). The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Julie Escover [mailto:jaescover@yahoo.com]
Sent: Tuesday, December 07, 2010 10:20 AM
To: Bachman, Stephen
Subject: John March State Historic Park

Dear Mr. Bachman,

It is with the greatest respect that we are sending you this e-mail regarding the proposed general plan as outlined on Map 14 (alternative C) for the John Marsh State Historic Park.. Although we are very excited about the prospect of seeing the park developed with hiking trails, picnic facilities, etc., we are extremely concerned about the close proximity of the parking lot(s) and toilets as shown on Map 14. We believe that any parking and toilet areas should be constructed well out of view of the Trilogy at the Vineyards homesites.

We purchased our beautiful home here at Trilogy with a view of the vineyards and with the park beyond with a scattering of old oaks and grazing livestock. It never occurred to us that one day the State of California Parks Planning Department would ever consider constructing a parking lot(s) or toilets within site of our community.

We respectfully request that you reconsider and move these facilities further away from the boundaries of our vineyards so that they will be fully out of sight from our development.

Sincerely,

Norman and Julie Escover

1721 Latour Avenue

Brentwood, CA 94513

(925) 684-4210

43-1

Letter 43 Response – Norman and Julie Escover

- 43-1:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Tom Humphrey <anitom@pacbell.net>
To: Bachman, Stephen
Cc: Dan O'Brien <dan.obrien@sheahomes.com>
Sent: Wed Dec 08 16:05:36 2010
Subject: Perspective on Cowell Ranch - Dry Creek Visitor Facility

Anita & Tom Humphrey

1649 Gamay Lane, Bordeaux Village, Trilogy at the Vineyards at
 Marsh Creek

Brentwood, CA 94513-4331

925 634-6678 Fax 925 679-7362 Cell 925 285-3006 Anita - 3008 Tom
anitom@pacbell.net

Wednesday, December 08, 2010

Dear Steve Bachman -

We are so fortunate to have moved from Clayton to Brentwood and the Trilogy at the Vineyards. Not only do we have the foothills and a view of the sun rising each morning over the Sierra Nevada mountain range, but we get to experience the development of the historic John Marsh public areas within the surrounding Cowell Ranch / John Marsh State Historic Park. This will be a wonderful addition to the State Park system and bring the history of John Marsh and the areas history to many visitors.

44-1

However there are some areas of the Proposed General Plan, Alternative C, that appear to be out of character for a public area. The Dry Creek Visitor Area is probably misplaced as it will exist at the end of a dead end road that splits the Trilogy neighborhood. Further, the proposed development of parking areas will cause increased traffic on this dead end road to an isolated part of the park. The peninsula of land that extends into the Trilogy housing development is about 600 feet wide and has a boundary of about 3,000 feet all of which overlooks into neighboring homes back yards from an elevated hill. There are over 200 home sites that will have the privacy of their yards directly affected by the developed area. Since some 1,500 feet of said boundary abut the Trilogy grape vineyards there may be temptations of park users to enter the vineyards causing harm to the grapes and the irrigation system.

44-2

With some six or seven other public road access points into the park it seems that this isolated and home site surrounded Dry Creek access area is ill placed. Moving this site to Deer Valley Road would encourage more visitors, provide easier access, and have a lot more room and space for visitors to roam, explore and play without adjacent private homes being affected.

We support development of the Cowell Ranch / John Marsh State Historic Park and are excited about its development. However, the needs of the park visitors and neighboring private homes can best be served by relocating the proposed Dry Creek Visitor Facility to an area more accessible, more spacious, and less intrusive on the private home sites.



44-2

Please continue, with our support, with the Park plans without the development of the Dry Creek Visitor Facility in the proposed location.

Thank you -

Tom and Anita Humphrey

Letter 44 Response – Anita and Tom Humphrey

- 44-1:** State Parks acknowledges the commenters' support for the Cowell Ranch / John Marsh State Historic Park; however, this comment does not require an additional response related to the GP and EIR.
- 44-2:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

Please refer to response to Comment 19-2 with regard to trespass concerns.

From: Linda Lingenfelter <lilingenfelter@comcast.net>
To: Bachman, Stephen
Sent: Wed Dec 08 14:06:16 2010
Subject: Cowell Ranch/John Marsh SHP

Dear Mr. Bachman:

I am a resident of Trilogy at the Vineyards in Brentwood and am writing to you to express my concerns regarding the John Marsh State Park General Plan, specifically Map 14, the preferred plan for the Dry Creek Visitor Facility. It is my understanding the toilets, parking and hiking would be a part of this site. As a three year resident of Trilogy I appreciate the solitude and lack of human presence that exists on the land abutting our Trilogy property. When we purchased our homesite, it was with the understanding that the land which includes the Mt. Diablo State Park would never be built on. I'm hoping that Map 14 which includes Alternative C (preferred alternative) will not become the reality. Map 16/Alternative B does not include the Dry Creek Facility and looks to me to be the better alternative. I'm hoping toilets and parking will not abut our property and bring hikers so close to our residential area. Please consider Map 16/Alternative B as the adopted Plan.

45-1

Respectfully,
Linda Lingenfelter

Letter 45 Response – Linda Lingenfelter

45-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

State Parks notes the commenter's preference for Alternative B.

From: ALAN MONTGOMERY <albecky2@sbcglobal.net>
To: Bachman, Stephen
Sent: Wed Dec 08 19:23:00 2010
Subject: Structures and trails at John Marsh State Park

Hello Steve,

I am a resident at The Vineyards and I'm concerned that the proposed plan for the development of Marsh Park has the parking lots, bathrooms and trails too close to The Vineyards development. currently some parking and toilets are planned for within 30 feet of us. I feel that any structures should be out of our site lines and placed at least 500 feet from our development, and trails should be no closer than 100 feet from our property line. I hope you will give this input strong consideration.

46-1

Thank you,

Alan Montgomery

Letter 46 Response – Alan Montgomery

46-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

From: Nancy Jay [mailto:first4word@yahoo.com]
Sent: Thursday, December 09, 2010 8:50 AM
To: Bachman, Stephen
Subject: John Marsh House & Park

Dear Steve Bachman,

Hello and it's nice to "meet" you. Thank you so much for your work to bring the proposed State Historic Park and California Educational History Complex into reality which many of us involved in the John Marsh Historic Trust have come to call the John Marsh State Historic Park.

I believe that since the Bidwell Mansion State Historic Park is known as such that there is an even stronger case to ask that this park be known as the John Marsh State Historic Park or a similar name which includes John Marsh in it.

Marsh's contributions appear to be minimized in some unspoken way. Marsh was important because he was able to bring 3 significant peoples together who occupied the same geographic area, namely Miwok Indians, Mexican/ Spanish Officials and Anglos immigrating from the East Coast of the United States. It's documented that Marsh acted as an intermediary and played a significant role to smooth frictions and negotiate between parties. Dr. John Marsh was a person who bridged gaps and served his neighbors.

It's odd to me that this pivotal figure in California and westward migration history continues to be relegated to lower historical significance than the people he influenced to come west -- including Bidwell & Sutter. He was a doctor who did have appropriate training of the day in his field and served people of California from the Los Angeles area to the San Francisco area. We don't hesitate to identify the architect, Thomas Boyd, who designed Marsh's Stone House as such, and yet his training of the day predates licensing standards. Both the Adobe House and the Stone House served as a landmark and waypoint for travelers coming west and moving north & south in California. But, once the Stone House was built in 1856, it was arguably the first significant structure outside of San Francisco proper along the well-traveled route.

47-1

Quoted from Wikipedia:

Bidwell Mansion State Historic Park

"Bidwell Mansion, located at 525 Esplanade in Chico, California, was the home of General John Bidwell and Annie Bidwell from the late 1868 until 1900, when Gen. Bidwell died. Annie continued to live there until her death in 1918. John Bidwell began construction of the mansion on his 26,000 acres (110 km²) Rancho del Arroyo Chico in 1865.... Now a museum and State Historic Park, it is California Historical Landmark #329 and is listed on the National Register of Historic Places. The mansion was a \$60,000 project, and was finished in May 1868."

If there is any way I can serve you please don't hesitate to ask.

Sincerely,

Nancy Jameson
John Marsh Historic Trust Member

Letter 47 Response – Nancy Jameson

47-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

12/8/2010

Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grand Road
Petaluma, CA 94954

via email: sbachman@parks.ca.gov

I support efforts to stabilize and restore the John Marsh House and manage the State Park for historic, educational, and environmental values. The historic values are significant. They not only encompass the contributions of John Marsh and his guests, but also the peoples that preceded him. I visited the site and was impressed with the quality and extent of the stabilization project, but much remains to be done. Perhaps as important the values are the past and anticipated accomplishments of the dynamic, competent, and motivated support groups.

48-1

I believe the planned management of the diversity of values and the support for the facility warrant continued support by the State and State Parks. I request that this comment be included in the record. I note that I am a distant relative of John Marsh, but I would hope that all would share my views on this remarkable property of the State of California.

Thanks again for the accomplishments of State Parks at this and other sites.

Christopher Marsh Roholt
835 Kentwood Dr
Riverside, CA, 92507
951 369 7180 ckroholt@earthlink.net

Letter 48 Response – Christopher Marsh Roholt

48-1: The commenter's support for stabilizing and restoring the John Marsh House and for managing the Park for historic, educational and environmental values is noted; however, this comment does not require an additional response related to the GP and EIR.

From: Karen Roholt [mailto:ckroholt@earthlink.net]
Sent: Wednesday, December 08, 2010 9:46 PM
To: Bachman, Stephen
Subject: coments regarding Cowell Ranch/John Marsh SHP

I commend California State Parks for continuing the progress into protecting this park that will hopefully be open to the public in the not too distant future. I recently visited the area and was encouraged by the work that has recently been done to stabilize the stone house. I hope that the new park name will be "John Marsh State Park" since he was the one who built the house that is the centerpiece of the park. Thank you.

Karen Roholt
835 Kentwood Dr.
Riverside, CA 92507
951-369-7180
ckroholt@earthlink.net

49-1

Letter 49 Response – Karen Roholt

49-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

From: Jim Hopper <jimhopper49@sbcglobal.net>
To: Bachman, Stephen
Sent: Wed Dec 08 17:37:30 2010
Subject: John Marsh State Historic Park Comment

Sir,

I would like to comment on the General Plan for the John Marsh State Historic Park. Specifically, I would like to address the name of the park.

The first wagon train to California in 1842 concluded its journey at the John Marsh Ranch. I had a relative on that wagon train (Charles Hopper). I therefore feel it is very important to keep John Marsh in the name of the park. The uniqueness of the area procured for the park is that it belonged to John Marsh who was instrumental in the early development of California.

Admittedly, there are Native American sites in the area, but Native American sites are also found in many other places in California. The geographic name of Los Meganos is likewise un-unique, as there are "sand hills" in many places in California. The uniqueness of this place is that it is the original home site of an important California pioneer, and it deserves to have his name.

I thank you for your consideration.

Regards,
James M. Hopper
5220 Kelsey Peak Way
Antioch, CA 95431
jimhopper49@sbcglobal.net

50-1

Letter 50 Response – James M. Hopper

50-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

----- Original Message -----

From: sroholt@nc.rr.com <sroholt@nc.rr.com>

To: Bachman, Stephen

Sent: Wed Dec 08 20:40:52 2010

Subject: comments on Cowell Ranch/John Marsh State Historic Park

Steve Backman -

I recently visited the Cowell Ranch/John Marsh State Historic Park. I was accompanied by several of my relatives who live in CA and my 96 year old mother. My family is distantly related to John Marsh and we were especially interested in seeing the progress made with the park and rebuilding of the John Marsh stone house.

Members of the board of the John Marsh Historic Trust and park staff made our visit to the park quite memorable. We think that California is forward thinking to have created this park and we hope that even in this time of a challenging economy, that funds will be made available to continue efforts with the park. Our comments on the plan are noted below.

1. Retain the name of John Marsh in the name of the park. If a longer name is possible, include reference to

the Native Americans from the area before and during the time of John Marsh.

2. Continue using a wide variety of collaborative relationships in the development of the park.

3. Make the stabilization and restoration of the John Marsh stone house a primary goal. Having the house as

a cornerstone of the park will be important for assuring educational, cultural, and community activities. It

could serve as a ongoing source of revenue once completed. California parks staff should continue to work in

collaboration with the John Marsh Historic Trust to complete and manage the house.

4. Include restoration of the (expanded) grounds of the stone house a primary goal. Restoring the grounds to

the days of John Marsh will further enhance the educational benefits of the park. Maintenance of the grounds,

including gardens and orchards, also offers multiple avenues for seeking and using volunteers of all ages.

5. Foster the development of recreational uses of the park-at-large with the exception of ATVs.

Thank you.

Sarah Roholt

1224 Mordecai Drive

Raleigh, NC 27604

phone: 919-833-3189

email: sroholt@nc.rr.com

51-1

51-2

51-3

51-4

51-5

51-6

Letter 51 Response – Sarah Roholt

51-1: The commenter’s support for the Cowell Ranch / John Marsh State Historic Park is noted; however, this comment does not require an additional response related to the GP and EIR.

51-2: Please refer to Master Response 2, Decision Process for Naming of the Park.

51-3: As stated in the Park Vision, presented on pages 3-2 to 3-3 of the GP and EIR, partnerships will be essential for long term implementation of the Park Vision. Partners for visitor services, cultural resource documentation, interpretation, as well as partners to continue the inventory of plants and wildlife that inhabit the Park will be integral in Park management.

51-4: Stabilization and rehabilitation of the John Marsh House is part of the stated purpose for the Park as described in the Park’s Declaration of Purpose, presented on page 3-2 of the GP and EIR. The Preferred Alternative includes rehabilitating the John Marsh House and using the area for a visitor center and staff offices, as well as for education and interpretation purposes.

State Parks will continue to work with the John Marsh Historic Trust during future planning efforts for the Park.

51-5: Cultural Resource Management Goal CUL 2, presented on page 3-43 of the GP and EIR, seeks to increase visitors’ understanding of the archaeological and historic-era buildings, structures and landscapes and how they fit into a larger regional context. The guidelines under this goal direct Park management to prepare a cultural landscape management plan. Where appropriate, landscapes would be restored or rehabilitated. The ranch-like character in the Primary Historic Zone would be retained. As stated in Goal INTERP 3 presented on page 3-31 of the GP and EIR, it is the intent of the GP to establish a collaborative and partner relationship with the City of Brentwood and other interested parties to provide diverse, accurate and innovative interpretive and educational programs at the Park.

51-6: This unit was classified by the State Park and Recreation Commission on May 4, 2007 as a State Historic Park. Pursuant to PRC Section 5019.59, State Historic Parks are defined as historical units, established primarily to preserve objects of historical, archaeological, and scientific interest, and archaeological sites and places commemorating important persons or historic events. Upon approval by the State Park and Recreation Commission, an area outside the Primary Historic Zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit.

Trail use by a variety of users will be the primary form of recreation at the Park. As stated on page 3-27 of the GP and EIR, a trail management plan would be developed to provide a variety and range of trail experiences. Use of all-terrain vehicles (ATVs) or off-highway vehicles (OHVs) would not be consistent with the park unit classification as a State Historic Park and Park Vision (see page 3-2 of the GP and EIR).

-----Original Message-----

From: glukowicz@att.net [mailto:glukowicz@att.net]

Sent: Thursday, December 09, 2010 9:15 AM

To: Bachman, Stephen

Subject: John Marsh State Historical Park

Dear Mr Bachman,

Recently it has come to our attention that the State is proposing a layout for the John Marsh State Historical Park. While we do not object to the park, it is very disturbing that it will abut the Trilogy property, along with visible toilets and parking. As we look at the map, it appears that the Dry Creek Visitors' Facility will be located directly behind the homes on Latour Ave. Presently, we enjoy incredible vineyard views from our back yard, as do our neighbors and the entire Trilogy development.

52-1

We feel this would be of great detriment not only to us, as private homeowners, but also for Trilogy and the entire Town of Brentwood. Trilogy is such a viable part of the Brentwood community, and to have these views destroyed by very visible toilets and parking would result in a very negative impact for all those concerned.

In addition, with the facility located at the proposed site, we believe it would also increase the traffic on Briones Rd. We now have a narrow maintenance path for the vineyards located between our back fence and the vineyard. This is only used for the occasional vineyard maintenance vehicle. With this parking and toilet facility located at the top of the slope, we feel would encourage hikers to walk along this private path, destroying our privacy.

52-2

We encourage you to re-examine this proposal and move the Dry Creek Visitors' Facility at least 500 - 1000 feet away from the Trilogy property and preserve its beauty.

Thank you for your consideration,

George and Gail Lukowicz, Homeowners at Trilogy

1716 Latour Ave

Brentwood, CA 94513

Tel: 925-516-9456

e-mail: Glukowicz@att.net

Letter 52 Response – George and Gail Lukowicz

52-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting.

52-2: Please refer to the response to Comment 40-2.

DEAR STEVE BACHMAN

YES, BRING IT HERE STEVE, A
3,600 ACRE PARK !?! MY
JAW DROPPED ! WITH OPEN
OVERNIGHT CAMPSITES !!

HALLELUJAH !

OUR HOME AREA HAS
NOTHING LIKE IT !!

WILLIAM R COSTA JR.
239 BOULDER DR.
ANTIOCH, CA 94509

THANKS STEVE !

Letter 53 Response – William R. Costa, Jr.

53-1: The commenter's support for Cowell Ranch / John Marsh State Historic Park is noted; however, this comment does not require an additional response related to the GP and EIR.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

November 27, 2010

Name: Patricia Ann & William R. Richardson
Address: 1774 Seal Way
Discovery Bay, CA 94505
Phone: (925)516-9500
E-mail: wrrichardson@earthlink.net

Comments:

We recommend that the park be named the
JOHN MARSH STATE HISTORIC PARK

for the following reasons:

It is extremely important that a nation and its people record and remember its history. Dr. John Marsh is a significant part of the early settlement of Contra Costa County and his contribution should be memorialized permanently and prominently in the name of this park.

In addition, everyone including the youth in our County will be able to identify with a real person much more readily and with deeper feelings than for a name which represents an inanimate object.

Again, we recommend:

JOHN MARSH STATE HISTORIC PARK

Patricia A. Richardson William R. Richardson
Patricia A. Richardson William R. Richardson

54-1

Letter 54 Response – Patricia A. and William R. Richardson

54-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

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Comments may be submitted today, or mailed to:

Steve Bachman, Acting District Superintendent

Diablo Vista District

845 Casa Grande Road

Petaluma, CA 94954

sbachman@parks.ca.gov

Name: LIZ CLOUGH
Address: PO BOX 294
BYRON, CA 94514
Phone: 209-815-8483
E-mail: LIZCLOUGH@COMCAST.NET

Comments:

I LIVE ABOUT 4 MILES FROM THE
TO-BE NEW STATE PARK. I AM
LOOKING FORWARD TO HAVING THIS
STATE PARK ACCESSED FOR
TRAIL RIDING. LOS VAQUEROS I
UNDERSTAND WILL ^{SOON} ~~STILL~~ BE CLOSED FOR
MANY YEARS. THIS PARK'S TRAILS
HOPEFULLY WILL OPEN IN THE NEXT FEW
YEARS, IT IS MY VOTE IT BE NAMED
JOHN MARSH STATE PARK AS WE'VE LIVED
FOR YEARS WITH THAT HISTORY INCORPORATED
IN OUR THOUGHTS. ANY OTHER NAME
FEELS DISCONNECTED.

55-1

55-2

Letter 55 Response – Liz Clough

55-1: The commenter's support for Cowell Ranch / John Marsh State Historic Park is noted; however, this comment does not require an additional response related to the GP and EIR.

55-2: Please refer to Master Response 2, Decision Process for Naming of the Park.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:

Steve Bachman, Acting District Superintendent

Diablo Vista District

845 Casa Grande Road

Petaluma, CA 94954

sbachman@parks.ca.gov

Name: Tom Humphrey
Address: 1649 Gamay Ln.
Brentwood, CA 94513
Phone: 634-6678
E-mail: tomonly@pacbell.net

Comments:

I am opposed to both an access $\frac{3}{4}$ parking lot and developed picnic areas $\frac{3}{4}$ bathrooms on Map 14 off of the Brines Valley Rd. Development on a ridge overlooking private backyards over some 270° view is an intrusion of privacy. The park has more access points than Mt Diablo! Using a dead end private access at Brines Valley Road is not needed. It divides the Trilogy development. Day use development adjacent to grape vineyards encourages intrusion into the private vineyards - not good.

PLEASE delete the proposed access $\frac{3}{4}$ developed day use areas @ Brines valley Rd on the ridge. There are many better places within the park area for such use.

Thank You!
Tom

Letter 56 Response – Tom Humphrey

56-1: Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities in the Dry Creek Visitor Facility Zone has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.

Please refer to response to Comment 19-2 with regard to trespass concerns.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

Name: BARBARA FEE
Address: 19 PARK LN.
ANTIOCH, CA 94509
Phone: (925) 286-2277
E-mail: barbarafee94513@yahoo.com

Comments:

I WOULD LIKE TO EXPRESS MY THOUGHTS AND
PREFERENCE FOR THE NAME OF THE JOHN MARSH
SITE/HOUSE, ETC.

FOR OVER 100 YEARS THIS HAS BEEN KNOWN AS THE
JOHN MARSH HOUSE, WHY CHANGE IT? IF NOT FOR HIM
THIS AREA WOULD NOT HAVE DEVELOPED. THERE ARE TOO MANY
PLACES IN THIS AREA WITH THE BEGINNING OF LOS OR LOS.
DON'T YOU THINK ANOTHER WOULD BE CONFUSING?

I WOULD LIKE TO PUT IN MY VOTE OF THE JOHN
MARSH HISTORICAL STATE PARK

THANK YOU

57-1

Letter 57 Response – Barbara Fee

57-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
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COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

Name: Sharon Marsh
Address: 2615 Taylor Ln,
Byron, CA 94514
Phone: 925-634-1769
E-mail:

Comments: John Marsh State Historic Park
is a better name for the confusing
one currently in favor.

58-1

Letter 58 Response – Sharon Marsh

58-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

Name: Mark R. White
Address: 616 2nd Street
Brentwood, CA 94513
Phone: (925) 759-0578 (cell only - no house phone)
E-mail: markonsecond@yahoo.com

Comments:

"John Marsh State Historical Park" should be the name
of the new state park planned for an area between
Brentwood & Clayton, CA in the Lower Marsh
Creek basin. The name of Los Maganos is
too closely related to Los Medanos which
is used in the Pittsburg, CA area and is
a different part of Contra Costa County

59-1

Letter 59 Response – Mark R. White

59-1: Please refer to Master Response 2, Decision Process for Naming of the Park.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:

Steve Bachman, Acting District Superintendent

Diablo Vista District

845 Casa Grande Road

Petaluma, CA 94954

sbachman@parks.ca.gov

Name:

Kelly Klute

Address:

5404 Rock Creek Ct.

Concord, CA 94521

Phone:

(cell) 925-209-6660

E-mail:

kdklute@sbcglobal.net

kelly_k@ssipm.com

kelly@thekoagroup.com

Comments:

- very informative; very well thought^{out} general plan 60-1
- my firm provides program, project & construction management services on significant ^{computer based} projects throughout the area, including historical preservation projects. Please don't hesitate to contact me if you need any input or assistance in the planning, pre-construction & construction phases of this project. We would love to contribute to its successful completion. 60-2

Letter 60 Response – Kelly Klute

- 60-1:** This comment regarding the general plan is noted; however, it does not require an additional response related to the GP and EIR.
- 60-2:** This comment regarding the commenter’s management services is noted; however, this comment does not require an additional response related to the GP and EIR.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
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COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

Name: Barry Margesson
Address: 2680 Virginia Dr.
Brentwood CA 94513
Phone: 925 634-4566
E-mail: driveapony@comcast.net

Comments:

- Is there provision for a creek water quality / aquatic benthic invertebrate monitoring field station? This could be shared space with proposed cultural research field station.
- Can cattle be run on selected portions of the property for short, intensive grazing periods?

61-1

61-2

Letter 61 Response – Barry Margesson

- 61-1:** The GP does not propose a water quality/aquatic benthic invertebrate monitoring field station; however, it is the intent of the GP to accommodate opportunities for researchers (see Goal STAFF 4 on page 3-49 of the GP and EIR).
- 61-2:** Please refer to Master Response 3, Grazing as a Vegetation Management Technique and as an Interpretive Activity.

COWELL RANCH/JOHN MARSH STATE HISTORIC PARK
PRELIMINARY GENERAL PLAN AND
PROGRAM ENVIRONMENTAL IMPACT REPORT

COMMENT CARD

Comments may be submitted today, or mailed to:
Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954
sbachman@parks.ca.gov

Name: Suzanna Thompson
Address: ^{mail} PO BOX 873 ^{physical} 19391 Marsh Creek Rd
Clayton Ct 94517 Brentwood Ct 94513
Phone: (925) 513-1510
E-mail: Quelak@aol.com

Comments:

- First I would like to state strong support for naming the park The John Marsh Historic State Park.
- Second, as a long time resident and neighbor of the land, I would like the plan of "dogs allowed in campgrounds" to be ammended to "no dogs". Dogs in campgrounds in an area like this doesn't work. The campground is not the end destination (such as parks like Yosemite can be), the land and the trails are. What this results in is dogs illegally being taken out in the park, creating a problem for wild life and livestock. Regarding loose dogs and livestock, this is the land of "shoot, shovel, and shut up."

62-1

62-2

Furthermore, if dogs are allowed in the campground but not the park, it can also result in dogs left behind and tied up, annoying for the dogs and the people, or worst of all, dogs left in cars. This area is simply too hot for most of the camping season for people to responsibly bring their dogs.

62-2

- It is difficult to comment on the proposed sites for campgrounds because the plan at this point is so vague. I would ask that campgrounds be located around the John Marsh house as much as possible. The infrastructure of water/sewer/fire/EMS is much closer there. I fail to see the wisdom of cutting into the virgin meadows on the south side of the park to put in campgrounds.

62-3

- I would also ask that NO fires be allowed in the park. If campfires are allowed at all, only in the area immediately adjacent to the house where there are some resources to control them. Until you've lived through a wildfire out here, you don't know how fast they spread, or how long it takes for the fire trucks to get here.

Place
Stamp
Here

62-4

Steve Bachman, Acting District Superintendent
Diablo Vista District
845 Casa Grande Road
Petaluma, CA 94954

Lastly I would ask that the park maintain a "dark skies" policy. No dusk to dawn lights, no light pollution.

62-5

Thank you for your time!

Letter 62 Response – Susanna Thompson

- 62-1:** Please refer to Master Response 2, Decision Process for Naming of the Park.
- 62-2:** The State Parks policy regarding dogs generally allows dogs in state parks as long as they are on a leash not exceeding six feet in length. Dogs are typically only allowed in day use areas (on leash) and on paved areas. Dogs are not allowed in buildings or on trails, unless designated. The State Parks District Superintendent has the discretion to restrict pets at other locations within the Park (e.g., campgrounds).
- 62-3:** Please refer to Master Response 1, Program-level Analysis and Facility Siting. The location of proposed facilities has not yet been identified. Siting of proposed facilities will occur during project-level planning for projects proposed under the GP. Future projects will undergo subsequent environmental review as appropriate.
- 62-4:** Goal ACCESS 6, presented on page 3-46 of the GP and EIR, addresses the threat of wildland fire and the associated danger to human life in the Park. Supporting guidelines include:
- Limit access points into the Park, monitor visitor use patterns, and provide clear information about fire danger.
 - Monitor regional fire weather information and other fire ecology data to understand onsite fire danger and relay this information to visitors.
 - Coordinate and collaborate with local jurisdictions, fire safe councils, neighborhood associations and Park neighbors in developing wildfire management plans and strategies.
 - Incorporate educational information regarding fire in the wildland-urban interface zone into the Park's signage and interpretive materials and programs.

Please refer to Master Response 1, Program-level Analysis and Facility Siting. Future projects would be subject to more detailed review, and provisions for fire safety would be addressed for each project. Wildland fire hazards would be included in the review of specific projects.

- 62-5:** The GP recognizes the dark nighttime sky as an important resource for celestial viewing and that it contributes to the remote and natural setting of the Park. The GP would develop educational and interpretive information about the value of the dark nighttime sky and the importance of its protection (see Goal INTERP 5 presented on page 3-31 of the GP and EIR). Goal SCENIC4, presented on page 3-41 of the GP and EIR, seeks to avoid light pollution, where possible, to protect the dark nighttime skies for celestial viewing. Guidelines supporting this goal include:
- Prevent aesthetic and environmental damage from duration and intensity of lighting and fixtures.

Response to Comments

- Ensure that light fixtures are designed and placed only as needed and are in keeping with site character. Minimize intensity by considering techniques such as low voltage fixtures and downlighting.
- Work with the County, local entities involved with development around the Park, and neighboring landowners to minimize adverse effects from light sources outside the boundaries of the Park.
- Use properly shielded light fixtures in park facilities and minimize the use of exterior lighting to preserve dark skies as a resource.
- Design lighting systems and facilities that minimize light pollution on site and to neighboring areas. Incorporate energy efficient light fixtures into new site designs and building restoration.