

From: [Friends of Save the Union City Hills](#)
To: California.Transportation.Commission@CATC
Cc: [liz_ames](#); [Elizabeth Ames](#)
Subject: 1,000 people are asking the California Transportation Commissioners to VOTE NO on Agenda Item 81.
Date: Tuesday, June 22, 2021 11:39:08 AM
Attachments: [image.png](#)
[image.png](#)
[Screenshot SR84 east of Niles Canyon.png](#)
[ALCO PRHC LTR Peterson Farm FINAL.pdf](#)
[washington township museum of local history.pdf](#)

EXTERNAL EMAIL. Links/attachments may not be safe.

Subject: June California Transportation Commission (CTC) Agenda Item 81, Highway 84 surplus land sale in Union City – Please VOTE NO

Dear Community and the California Transportation Commission (Commission):

Thanks to the community for speaking to the cities and Commission by sending almost 1,000 petitions to Fremont, Union City and CALTRANS. People are requesting the Commission to VOTE NO on the selling of "Highway 84 surplus land". This surplus land assumes a "local road" will be developed and contains Ramirez Farm, Historic Peterson Farmhouse and 39-acres of farmland in Union City. The surplus land is slated for building an East West Connector, a Highway 84 extension.

<https://www.change.org/p/california-transportation-commission-vote-no-to-a-highway-through-union-city-and-fremont-before-june-meeting>

Say “no” to a highway through Union City before June meeting



967 have signed. Let's get to 1,000!

At 1,000 signatures, this petition is more likely to be featured in recommendations!

liz_ames United States

I'm signing because... (optional)

CALTRANS is citing a false premise by recommending the East West Connector

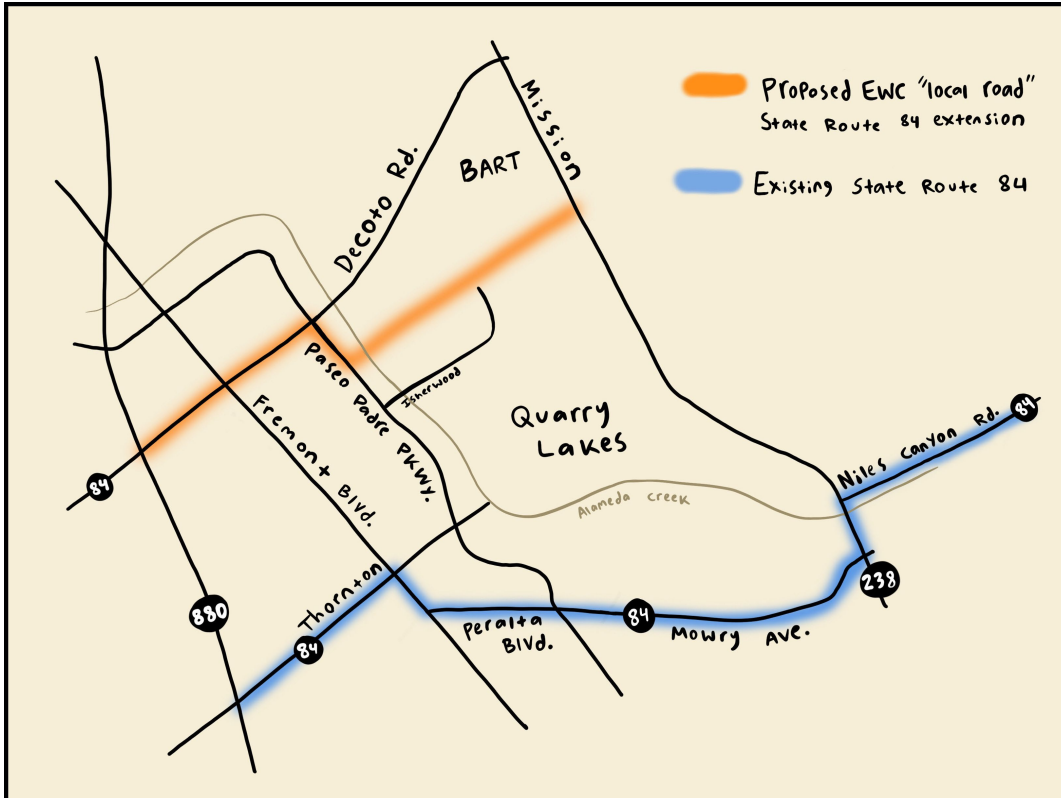
(EWC) is a "local road" which in turn allows the state, owner of 39-acres of state property, to sell the land as "surplus Highway 84 land". Using an outdated 2009 Environmental Impact Report managed by local agencies allows local agencies to lead the effort and lacks accountability.

A lack of accountability on cumulative regional traffic impacts was not evaluated and this is CALTRANS' responsibility, not local agencies.

As a result, Alameda County is being motorized by increasing vehicle volume, promoting super commuters to travel through 2-lane Niles Canyon and through our communities.

As an example, two multimillion dollar projects are located at both ends of 6 mile, 2-lane, Niles Canyon, State Route 84.

Project 1 - The East West Connector (EWC) Project managed by the Cities of Fremont and Union City will expand access west of Niles Canyon



Project 2- State Route 84 Expressway and Interstate 680 widening project managed by CALTRANS east of Niles Canyon



<https://dot.ca.gov/caltrans-near-me/district-4/d4-projects/d4-alameda-sr-84-expressway-widening-sr-84-i-680-interchange>

With new Interstate express lanes and metering lights assume a 30 percent increase in vehicle volume. There are no alternatives to address the increasing pressure to funnel traffic through our communities.

A CALTRANS comprehensive traffic study and transportation effort to prevent Niles Canyon from widening must be in place before a land sale of "Highway 84 surplus property" exploits Niles Canyon.

Niles Canyon is an Alameda County watershed under threat of expansion, drought and fire risk.

Roughly one thousand people are requesting the California Transportation Commissioners to VOTE NO on Agenda Item 81.

Regards,
Elizabeth Ames,
BART Director

Chair of Save Our Hills

Please see attachments from 2 historical agencies supporting preservation of the STATE-owned farmhouse and grounds eligible for the National Register of Historic Places. CALTRANS wants to sell this as-is to Union City. THE STATE needs to be accountable for preservation as well.

....end of CTC email....

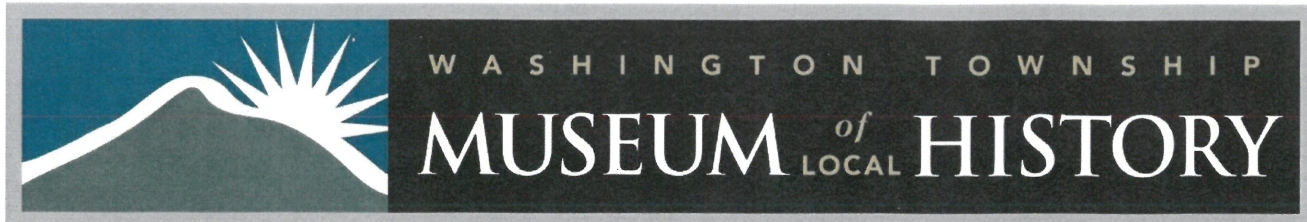
Today: To communities of Alameda County - - Please send YOUR comments or cut and paste some of the petition - to **CTC Email:** ctc@catc.ca.gov

CTC meeting, June 23 and 24

<https://catc.ca.gov/-/media/ctc-media/documents/ctc-meetings/2021/2021-06/000-eta.pdf>

Refer to Item 81, land sale of Highway 84 CALTRANS surplus property that includes Ramirez Farm, Peterson Farmhouse:

<https://catc.ca.gov/-/media/ctc-media/documents/ctc-meetings/2021/2021-06/81-2-4d3.pdf>



December 10th. 2020

John H. Peterson Farm and House
35261 Alvarado-Niles Rd.
Union City, CA 94587

To whom it may concern:

The John H. Peterson Farm and House was established in 1884. It was originally 50 acres in size and extended from the original Alameda Creek line at the western border all the way to the rail line just past Alvarado-Niles Road at the eastern border. In 1958, the property was purchased by the State of California as part of the Highway 84 Realignment. In 1994, the State contracted with Ward Hill to do a historical survey of the house and property. The resultant report "Hill, Ward. 1994. Historic Architectural Survey Report – Route 84 Realignment Project Alternatives" noted:

In the context of what was originally Washington Township, the Peterson house is a rare, surviving example of a large 19th century farm house that retains integrity of materials, design and setting.

Based on a windshield survey of Union City and discussions with individuals in the Union City Planning Department and the Washington Township Historical Society, the Peterson house appears to be the only surviving farm house in the city.

...the Peterson house appears to be significant under Criteria A as one of the only surviving farm houses dating from the early years...

The house individually also appears to be eligible under Criterion C as an outstanding example of an 1880s Queen Anne style farm house in Washington Township.

Basin Research also performed a historical analysis in November 1994, which was later revised in March 1995. This report concurred with the Ward Hill report on the historical significance of the Peterson Farm and House.

In October 1995, the State Historic Preservation Officer issued a letter concurring with the previous studies' findings regarding the Peterson Farm. The letter states the following:

"Our review of the submitted documentation leads us to concur with your determination that the following properties are eligible for inclusion on the NRHP at the level of significance under criteria established by 36 CFR 60.4:

- John H. Peterson Farm, 35261 Alvarado-Niles Rd, Union City (Criterion A and C)"

In 2008, an updated historical analysis was generated by ICF Jones & Stokes. This report was added to the East-West Connector Project report as Appendix J. Page 15 of this report states the following:

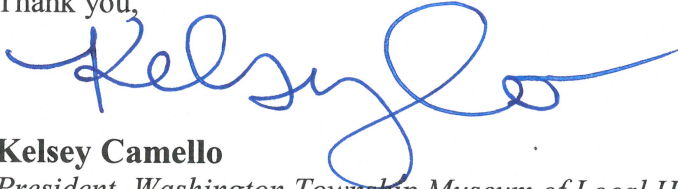
"The Peterson Farm property was determined eligible for listing in the NHRP under

criterion A and C as a rare surviving example of an 1880s farm complex with an outstanding Queen Anne-style farm house."

"The Peterson Farm appears to continue to meet Criterion A ... and Criterion C ..."

Part of a historically agricultural area, the Peterson Farm is the last remaining active farm in Union City and the farm house is one of the oldest buildings in Union City. Over the last thirty years, the Peterson Farm and House have repeatedly been deemed historically significant. The farm and farmhouse should be added to the Landmark and Historic Preservation Overlay Zone list. Furthermore, it should be preserved and kept intact now and into the future.

Thank you,



Kelsey Camello

President, Washington Township Museum of Local History

www.museumoflocalhistory.org/

190 Anza Street, Fremont, CA 94539

510-623-7907

ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL COMMISSION

224 West Winton Ave., Room 111 · Hayward, California 94544-1215 · phone 510.670.5400 · www.acgov.org/cda

Piper McKnight, Chair
District 3

February 13, 2020

Maria Magallon, Vice Chair
District 3

California Transportation Commission

1120 N Street MS 52

Sacramento, CA 95814

Al Minard
District 1

Dear Commissioners:

Annalee Allen
District 4

In 1884, John H. Peterson established his homestead at the property currently addressed as 35621 Alvarado-Niles Road in Union City, California. Now known as the *John H. Peterson Farm and House*, the property was purchased by the State as a part of its Highway 84 Realignment project in 1958.

Jerry Caveglia
District 2

Kuldip Banga
District 2

Since its purchase by the State, the *John H. Peterson Farm and House* has had multiple professional reviews of its potential as a registered historic resource. In 1994, historic architect Ward Hill performed an analysis, as did the historic architecture research company, Basin Research. The Basin Research findings were revised in 1995, immediately prior to review by the California Historic Preservation Office. Finally, in 2008, an updated historic analysis was performed by ICF Jones & Stokes consultants.

Linda Willis
District 4

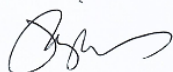
All of the aforementioned analyses found the farm and its home potentially eligible for inclusion on the National Register of Historic Places, as it is one of the only surviving farmhouses dating from that period in the local area (Criteria A) and it serves as an outstanding example of 1880's Queen Anne style architecture in general (Criteria C).

This farmhouse and its outbuildings need to be preserved for use as an educational experience for future generations. Preserving some of the open space surrounding the buildings would serve to augment the 19th century ambiance and allow the property to be experienced as a whole farmstead, not just a house. Preservation would be far more effective a teaching tool than a mere picture in a book or etching on a plaque, as this property can facilitate a virtual visit back in time for attendees.

The *John H. Peterson Farm and House* is still considered eligible for the National Register of Historic Places, as noted in the 2008 historic analysis by ICF Jones & Stokes. The property is a rare and classic example of the type of farms that once lined this road over 100 years ago. It is the only intact combination of a farm and its home remaining in Union City.

Because of this, we, the Alameda County Park, Recreation and Historic Commission, respectfully request all efforts to preserve this property be employed. Saving the *John H. Peterson Farm and House* will ensure a valued historic resource will be available for the enjoyment of many future generations.

Sincerely,



Piper McKnight, Chair
Alameda County Parks, Recreation and Historic Commission