

EXECUTIVE SUMMARY

INTRODUCTION

This environmental impact report (EIR) has been prepared by Environmental Science Associates for the County of Santa Clara Department of Parks and Recreation (County) pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) and its implementing guidelines (CEQA Guidelines). The County is the lead agency for this EIR, which examines the overall effects of implementing the proposed Coyote Lake Harvey Bear Ranch County Park Master Plan (referred to throughout this document as the “Master Plan,” “project,” or “proposed project”) for the 4,448-acre Coyote Lake Harvey Bear Ranch County Park (referred to throughout this document as “Park,” “project site” or “site”), located in the southeastern portion of Santa Clara County.

This EIR has been prepared to inform the County, responsible agencies, trustee agencies, and the public of the proposed project’s environmental effects. The EIR is intended to publicly disclose those impacts that may be significant and adverse, describe the possible measures that would mitigate or avoid such impacts, and describe a reasonable range of alternatives to the project. The illustrative figures of the proposed project contained herein, although necessarily conceptual in nature, describe the major features of the Master Plan.

SUMMARY OF GOALS AND NEED FOR THE MASTER PLAN

The Master Plan establishes a direction for development of this significantly expanded park and strives to balance the diversity of recreational needs of Santa Clara County residents with goals for natural and cultural resource preservation and restoration, and preservation of the ranchland character that helped define much of the region. The following summarizes goals of the Master Plan. Refer to Chapter 2, Project Description, for additional detail.

- Recognize and plan for the regional context of Coyote Lake – Harvey Bear Ranch County Park.
- Provide a variety of sustainable recreational opportunities consistent with the needs of Santa Clara County residents and compatible with the environmental, cultural and historic resources of the land.
- Provide areas of land-based and water-based recreational activities.
- Ensure public access to the park for a wide range of users.

- Preserve and enhance the natural, ranchland character of the park.
- Develop a plan that can be implemented over time, taking into account available resources, potential phasing, and long-term management implications.

PUBLIC INVOLVEMENT

The master planning process was assisted by a 13-member citizens advisory Task Force representing a diversity of neighborhood, recreational, and environmental interests. The Task Force served as an advisory body to the Parks Department staff and to the Parks and Recreation Commission, which in turn is advisory to the Board of Supervisors. The Task Force held 14 public meetings over a period of 2 years to review each step of the Master Plan. A Technical

Advisory Committee was created representing the many local, state and federal agencies that influence the park's development and long-term management.

A project team of Parks Department staff representing managers, planners, rangers, maintenance staff, and others involved with day-to-day park operations, also provided input during the master plan process.

To further assist the Task Force and Park's Department staff, the public was actively involved in the master planning process through participation at regular Task Force meetings and at community meetings that were periodically scheduled to gather community input.

While consensus was reached on most areas of the 4,448-acre park, differences of opinion arose regarding the intensity and type of development that would be appropriate for the approximately 375-acre West Flat Area. This area, located adjacent to San Martin Avenue, has the easiest access to Santa Clara County population centers and is the most developable due to its flat topography. This became an area of focus throughout the process, and three alternatives were developed and evaluated for the West Flat Area during the preferred alternative phase. Task Force, Parks Department staff, Parks Commission and HLUET recommendations for the West Flat Area were presented to the Board of Supervisors in December, 2002. At that time, the Board unanimously provided direction for the West Flat Area and concurred with the consensus recommendations for the remaining areas of the park. This direction became the basis for the draft Master Plan.

MASTER PLAN SUMMARY

Selection of program elements was guided by recommendations of the Task Force and Technical Advisory Committee, and suggestions made by the public. The proposed Master Plan includes the following elements:

- Recreational Program Elements
- Trails Plan
- Historic Preservation and Interpretation
- Natural Resource Management

The Master Plan establishes the County's vision for improvement and management of the Park for the next 20 years. Implementation of Phase 1 of the Master Plan and on-going projects are expected to begin upon completion of the environmental review process. In particular, visitor access to the portions of the Park, using a combination of the existing system of ranch roads and new trails, is considered the highest priority. Action would begin immediately to prepare access locations and basic staging facilities, basic trail signage and guide maps, and ranger supervision. Other Phase 1 projects requiring additional planning, funding and implementation are expected to occur over the next three years.

Phase 1 and on-going projects included in the Master Plan include:

- Campground improvements: addition of showers and reduction of campground density
- Hang-gliding launch and emergency landing site in northern area
- Implementation of the Natural Resource Management Plan
- Lakeside pedestrian trail and fishing improvements
- Overflow parking/equestrian camping in West Flat Area by Special Use Permit
- Phase 1 trails, gates and fencing, staging areas at Western Flat Area and Mendoza Area, and trails naming and signage
- Self-launch areas for kayaks/non-motorized boats
- Use of southern pond for annual Fishability Days event
- Hang gliding landing site adjacent to Roop Road

Phase 2 and Phase 3 consists of longer-term projects and are presented at a conceptual level in the Master Plan. These actions will require time to develop detailed plans and may require subsequent environmental analysis to satisfy CEQA or other environmental compliance requirements. Some of these projects are likely to occur begin within several years, but others may not be undertaken until later in the 20-year planning window.

Phase 2 and Phase 3 actions included in the Master Plan include:

- Lakeside roadway safety improvements
- Bicycle sports park
- Completion of permanent staging area facilities
- Dog off-leash area
- Environmental education center
- Equestrian/agricultural events center
- Events pavilion
- Family and group picnic areas
- Fishing pond
- Golf course
- Hang-gliding launch and landing sites in Mendoza Area
- Historic restoration and interpretation
- Improvements to existing Lakeside entrance area, visitor center and maintenance yard
- Informal lawn play area
- Lakeside group picnic area
- Amphitheater
- Mendoza Area family picnic sites

- New Lakeside campground (based on demand)
- Phase 2 trails as described in the Trails Plan
- Phase 3 trails as described in the Trails Plan
- Re-alignment of the West Flat entrance road
- Youth campground
- Water play area

MASTER PLAN ALTERNATIVES SUMMARY

Alternatives to the proposed Master Plan considered herein (see Chapter 4) include:

NO ACTION ALTERNATIVE

Under the No Action Alternative, neither the Master Plan, Trails Plan, Historic Preservation, or the Natural Resources Management Plan would be implemented. The County would continue to implement existing protection, operations, and maintenance policies. The existing access to the Lakeside area would remain as is. Public access to this area would likely increase in proportion to population growth and recreational demand. No access would be granted to the Bear or Mendoza Ranch properties and no Master Plan improvements would occur. Park patrols and operation, grazing leases, erosion control, treatment of non-native species and pests, and road and facilities maintenance would continue at existing levels and intensities. The No Project Alternative would not address, or would only address in a partial and unsystematic manner, the goal of the Master Plan to enhance regional coordination and trail opportunities, provide a variety of sustainable interpretation and recreation opportunities, increase public access, and preserve and enhance natural and cultural resources. Therefore, this alternative was rejected.

MASTER PLAN ALTERNATIVE 1: NO GOLF COURSE

Alternative 1 was evaluated during the Master Plan planning process under the title Alternative B. This alternative is similar to the proposed Master Plan with the mix of amenities offered. The primary difference between this alternative and the proposed Master Plan is the substitution of a 500 person events pavilion and recreational vehicle campground in lieu of the golf course proposed by the Master Plan for the Western Flat area. This alternative was rejected because it would not meet the Master Plan goal to generate sufficient revenue to off-set long-term management costs of the Park and would not serve as wide a range of recreational uses as the Preferred Alternative (see Goals and Need for the Master Plan in Chapter 2, Project Description).

MASTER PLAN ALTERNATIVE 2: TRAIL ACCESS ONLY

Alternative 2 is a trail access-only option that would respond only to the public's demand for pedestrian, equestrian and bicycle access to the Park. The trails and access plan would utilize only existing ranch roads and no new trails or re-routing of existing trails to avoid steep segments would be developed. Basic access and staging would be constructed for both the Western Flat and Mendoza Ranch areas. Unlike the No Action Alternative, Alternative 2 would provide access to both the Bear or Mendoza Ranch properties. This Alternative would not address, or would only

address in a partial and unsystematic manner, the goal of the Master Plan to enhance regional coordination and trail opportunities, provide a variety of sustainable interpretation and recreation opportunities, increase public access, and preserve and enhance natural and cultural resources. In addition, this alternative would not generate sufficient revenue to off-set long-term management costs of the Park (see Goals and Need for the Master Plan in Chapter 2, Project Description). Therefore, this alternative was rejected.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by a project, including effects on land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The criteria of significance used to determine whether or not effects are significant are included in the introduction to each topic discussion in this EIR.

This EIR presents information in the following impact categories, as required under CEQA:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Geohazards and Soils
- Hazardous Materials
- Hydrology, Floodplains and Water Quality
- Land Use, Plans and Policies
- Noise
- Public Services and Utilities
- Recreation
- Transportation and Circulation
- Visual Resources

Potential environmental impacts of the project are summarized in Table ES-1 at the end of this chapter. This table lists impacts and mitigation measures in three major categories: significant impacts that would remain significant even with mitigation; significant impacts that could be mitigated to a less-than-significant level; and impacts that would not be significant. For each significant impact, the table includes a summary of mitigation measure(s) and an indication of whether the impact would be mitigated to a less-than-significant level. Please refer to Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, for a complete discussion of each impact and associated mitigation.

Cumulative effects to which the project would contribute include increased demands on public utility and service systems, increases in traffic, and increases in traffic-related air pollutant emissions and noise, among others. None of the other cumulative effects are considered significant and unavoidable.

TABLE ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
A. SIGNIFICANT UNAVOIDABLE IMPACTS		
None identified	None required	
B. SIGNIFICANT BUT MITIGABLE IMPACTS		
AIR QUALITY		
Air Quality-1: Construction activities would generate short-term emissions of criteria pollutants.	Air Quality-1: During construction of Park facilities requiring grading or excavation, construction contractors shall implement a dust control program, which is recommended by the BAAQMD.	LS
BIOLOGICAL RESOURCES		
Biological Resources-1: Construction of a new trail segment to replace a portion of the ridgeline ranch road, and subsequent use and maintenance of the segment, could result in impacts to Bay checkerspot butterfly critical habitat and loss of individuals during reproductive periods.	Biological Resources-1a: Pre-construction surveys should be performed at locations where, trail construction, maintenance, mowing or other ground-disturbing activities are necessary to prepare or maintain the existing alignments for public use. Surveys should include searches for Bay checkerspot adult and larval life stages. Any ground-disturbing activities in occupied habitat should be limited to the fall months (September through November July through October) and completed prior to the rainy season. At this time of year, partially grown larvae are in diapause and hiding under rocks or in cracks and crevices in the soil, and are considered less vulnerable than when they are actively feeding in the spring. Maintenance and construction may take place at other times along portions of the trails where survey results do not detect the species.	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<p>Biological Resources-1b: Vegetation management of annual and serpentine grasslands that support the food plants of these insects can improve the habitat quality by reducing weeds and annual grasses. Implementation of the Natural Resource Management Plan (NRMP) included as part of the proposed Master Plan would likely improve habitat quality and the potential for supporting a population of Bay checkerspot within the Park. Grazing with cattle has been used at other locations in Santa Clara County to effectively manage the butterfly’s habitat. The timing and intensity of the grazing program is critical for favoring the growth of the food plants, and would be stipulated in response to monitoring as described in the NRMP.</p>	LS
<p>Biological Resources-2: Implementation of the Master Plan could result in direct and indirect disturbance of western pond turtle nesting habitat located near the pond next to the Bear Ranch house.</p>	<p>Mitigation Measure Biological Resources-2a: Consistent with the Natural Resources Management Plan, visual surveys should be conducted for pond turtles in late spring (May-June) and early fall (August-September), during warm days when turtles are likely to be active. Surveys should include counts of adult, juvenile, and hatchling turtles, as well as the presence, absence, or sign of predators (bass, bullfrogs, herons, raccoons or snakes. Although difficult to locate, any potential nest sites also should be documented.</p>	LS
	<p>Mitigation Measure Biological Resources-2b: Surveys should assess the adequacy of basking sites, an important habitat element for pond turtles. If shoreline basking sites become limited by vegetation growth, or are otherwise unavailable, then new basking sites should be created. Suitable sites can be provided by placement of a tree trunk or floating platform, secured to remain in the middle of the pond.</p>	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<p>Mitigation Measure Biological Resources-2c: Consistent with the Natural Resources Management Plan, park visitors and their pets should be limited to approximately 150 feet from the pond edge to prevent trampling of nests. Nesting season extends from approximately April through August, therefore, the limits to access may be relaxed outside of this period. The family picnic/overlook may be located within the 150 buffer, but would be offset by a larger buffer elsewhere around the pond.</p>	LS
	<p>Mitigation Measure Biological Resources-2d: A speed limit of 10 miles per hour during April-August should be established and enforced on the driveway to the family picnic/overlook.</p>	LS
	<p>Mitigation Measure Biological Resources-2e: The golf course should be designed to include a buffer, or setback, of 150 feet between the south and west of the pond and the nearest fairway. Fairway margins should retain a high rough that is subject to maintenance only outside of the pond turtle nesting period. The buffer would encompass the slope below the pond with the exposures preferred for nesting. The extensive grassland habitat to the east of the pond will remain in its current natural condition, also available for nesting.</p>	LS
<p>Biological Resources-3: Implementation of the trails plan in the proposed Master Plan could result in temporary displacement of habitat for big-scale balsam root.</p>	<p>Biological Resources-3a: A qualified botanist should survey the proposed alignment of proposed trail segments 2 and 5, as identified in the trails Plan. The survey should occur during the same season that trail construction would occur, and during the flowering season for the species (March through June) to ensure recognition if the plant is present. If the plant is present within 25 feet of the proposed alignment centerline, then realignment is recommended.</p>	LS

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<p>Biological Resources-3b: Big-scale balsam root plants located near the trail should be protected during trail construction. Bright orange temporary fencing should be installed to create a buffer and isolate the plants from the work area. Workers should be educated about the presence of the plant, and instructed to avoid disturbing it.</p>	LS
<p>Biological Resources-4: Construction of Park facilities could result in displacement of oak woodland and native grassland.</p>	<p>Biological Resources-4a: The County would retain a certified arborist to assess the health and vigor of all trees in proximity to proposed facilities planned for intensive public use. The arborist would provide recommendations for the preservation or removal of trees that pose substantial risk of injury to life or property of Park visitors and staff.</p>	LS
	<p>Biological Resources-4b: In the event that tree removal is necessary, the impacts would be offset through planting of native oak trees elsewhere in the Park. In all cases, ample opportunities exist to plant trees close to the locations of those removed, with identical site conditions and microclimate. In the Western Flat Area, oak trees may be planted near the historic preservation area, events pavilion, equestrian center, picnic areas, along several small seasonal drainages, and elsewhere throughout the golf course. In the Lakeside Area, new trees could be planted in the campground and picnic areas. Trees should be cultivated by a qualified native plant nursery from acorns collected within the park, and should be planted and maintained according to standard native plant establishment guidelines to protect them against damage from wildlife or park visitors.</p>	LS

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<p>Biological Resources-4c: Prior to establishing the final alignments of new trails, a qualified botanist should survey the alignments to determine whether native perennial grasslands would be traversed. Modest re-alignment of at trail should be considered if it would avoid native grasslands without compromising the purpose of the new trail, <i>i.e.</i>, to improve connectivity and gradients. The area of displaced native grassland should be quantified to facilitate revegetation or enhancement efforts elsewhere in the Park (see Measure 3-d).</p>	LS
	<p>Biological Resources-4d: Revegetation of native perennial grassland would be implemented according to recommendations and guidelines in the NRMP in the areas abandoned by reduction of campground density, and in the golf course to establish roughs and buffers along the small seasonal drainages.</p>	LS
<p>Biological Resources-5: Construction of Park facilities could result in loss of raptor nests and other bird nesting habitat in oak woodland.</p>	<p>Biological Resources-5: Construction that results in removal of nests during the non-breeding season (generally September 1 through January 31) does not require mitigation. To the extent feasible, construction of park facilities in proximity to areas identified during the breeding bird survey as active nesting areas will take place outside the period February 15 through August 31.</p> <p><u>During construction activities, there is a possibility of impact to individual burrowing owls, a special-status species currently at very low population levels in the Santa Clara Valley. Therefore, in addition to the general measure described above, the following protection measures for the burrowing owl shall be implemented:</u></p>	LS

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<ul style="list-style-type: none"> • <u>A pre-construction survey shall be conducted in all areas providing suitable habitat at least 30 days prior to construction according to the most recent CDFG Burrowing Owl Survey Protocol and Mitigation Guidelines (CDFG, 1995) or the approved methodology at the time surveys are conducted. Surveys shall include grassland areas within a 500-foot buffer around the project area, checking for burrowing owls and owl sign. If owls are found to be using the site and avoidance is not feasible, a passive relocation effort (displacing the owls from the site) may be conducted as described below, subject to the approval of CDFG.</u> • <u>Establish areas around any occupied burrows where no disturbance may occur. The sensitive areas shall extend 160 feet around the occupied burrows during the non-breeding season of September 1 through January 31, and shall extend 250 feet around occupied burrows during the breeding season from February 1 through August 31.</u> • <u>If the above avoidance requirements cannot be met, passive relocation of on-site owls may be implemented as an alternative, but only during the non-breeding season and with the approval of CDFG. Passive relocation shall be accomplished by installing one-way doors on the entrances of burrows located within 160 feet of the project area alignment. The one-way doors shall be left in place for 48 hours to ensure that the owls have left the burrow.</u> 	

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
	<ul style="list-style-type: none"> • <u>For each burrow that will be excavated by project construction, one alternate unoccupied natural or artificial burrow shall be provided outside of the 160-foot buffer zone. The alternate burrows shall be monitored daily for one week to confirm that owls have moved and acclimated.</u> • <u>Burrows within the construction area shall be excavated under the supervision of a biological monitor using hand tools and then refilled to prevent reoccupation. If any burrowing owls are discovered during excavation, the excavation shall cease and the owl will be allowed to escape. Excavation may be completed when the biological monitor confirms that the burrow is empty.</u> 	
<p>Biological Resources-7: Construction that occurs within or adjacent to habitat that supports bat roosts may disrupt breeding behavior and cause roost abandonment and loss of young.</p>	<p>Biological Resources-7: If construction activities are scheduled during the non-breeding season (generally September through January, but this is subject to case-by-case consideration of the breeding activity) within or adjacent to habitats that may support protected nesting bird or roosting bat species, mitigation is not required. Measures such as avoidance and passive relocation of species, which are included in these protocols, will be required for construction activities within or adjacent to suitable habitat.</p>	LS
<p>Biological Resources-8: Development of Park facilities could result in temporary and permanent impacts to jurisdictional wetlands and other waters of the U.S. under jurisdiction of the U.S. Army Corps of Engineers, and streams under regulatory authority of the California Department of Fish and Game and the Regional Water Quality Control Board.</p>	<p>Biological Resources-8a: Disturbance of the seasonal streams or the lake bed or shore will require regulatory permits from the U.S. Army Corps of Engineers, the California Department of Fish and Game, and the Regional Water Quality Control Board and Santa Clara Valley Water District.</p>	LS
	<p>Biological Resources-8b: A plan should be developed for the restoration of the riparian corridors associated with the seasonal streams in the Western Flat Area.</p>	LS

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
BIOLOGICAL RESOURCES (CONT.)		
Biological Resources-10: Construction of Park facilities could contribute to erosion or result in discharge of sediment to surface waters, which would adversely affect aquatic habitat quality.	This impact and measures to mitigate it is addressed in the Hydrology, Floodplains and Water Quality Section. No additional mitigation measures required.	LS
CULTURAL RESOURCES		
Cultural Resources-1: Implementation of the Master Plan has Potential to Adversely Affect Archaeological and Historical Resources.	Cultural Resources-1a: The County shall implement a Cultural Resource Protection Program.	LS
	Cultural Resources-1b: The County shall implement a Historic Cultural Resource Protection Program.	LS
	Cultural Resources-1c: The County shall conduct site-specific review of program-level Master Plan components.	LS
Cultural Resources-2: Implementation of the Master Plan has Potential to Adversely Affect Paleontological Resources.	Cultural Resources-2a: The County shall implement a paleontological resource protection program.	LS
Cultural Resources-3: Implementation of the Master Plan has Potential to Adversely Affect Human Remains.	Cultural Resources-3a: The County shall implement a human remains protection program.	LS
	Cultural Resources-3b: The County shall implement a human remains protection program.	LS

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B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
GEOLOGY, GEOHAZARDS AND SOILS		
Geology, Geohazards, and Soils-1: In the event of a major earthquake on the Calaveras fault portions of the Park could be susceptible to surface fault rupture due to excessive seismic ground motion. Such an event could expose people and property to the hazards associated with lateral and/or vertical ground offset.	Geology, Geohazards, and Soils-1: Comply with applicable engineering and design rules and regulations.	LS
Geology, Geohazards, and Soils-2: In the event of a major earthquake in the region, seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures.	Geology, Geohazards, and Soils-2: Implement Mitigation Measure Geology, Geohazards, and Soils-1.	LS
Geology, Geohazards, and Soils-3: In the event of a major earthquake in the region, seismic ground shaking could potentially expose people and property to seismic-related hazards, including liquefaction and seiche.	Geology, Geohazards, and Soils-3: Conduct appropriate geologic and hazard assessments and implement necessary measures to reduce impacts.	LS
Geology, Geohazards, and Soils-4: Construction activities may result in soil erosion, and expose visitors and staff to geologic hazards associated with expansive soils.	Geology, Geohazards, and Soils-4: Proposed trails shall be constructed to avoid existing erosion and landside areas within the Park, and shall incorporate trail location recommendations identified in the Trails Plan component of the proposed Master Plan and the Draft Natural Resource Management Plan: Coyote-Lake-Harvey Bear Ranch County Park (Rana Creek Habitat Restoration, 2002).	LS

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Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HAZARDOUS MATERIALS		
Hazardous Materials-1: Construction workers and future visitors in the West Flat Area may encounter hazardous materials in impacted soil associated with historic ranching operations at the Bear Ranch.	Hazardous Materials-1a: The County shall continue investigation and remediation of the former UST, AST, and household dump in accordance with Santa Clara County Environmental Health Department regulations. This may include the excavation and removal of petroleum hydrocarbon impacted soils.	LS
	Hazardous Materials-1b: The County shall develop and implement an environmental site health and safety plan to address worker safety hazards that may arise during project- and program-level construction activities.	LS
Hazardous Materials-2: Demolition or renovation of existing structures on the Bear and Mendoza Ranches could expose construction workers and the public to lead-based paint and asbestos.	Hazardous Materials-2a: The County shall assess historic ranch structures on the Mendoza and Bear Ranches for the potential presence of lead-based paint and asbestos prior to implementation of program-level components that involve the destruction, renovation, or maintenance of existing structures.	LS
	Hazardous Materials-2b: The health and safety plan described above in Mitigation Measure Hazardous Materials-1b shall apply to potential lead-based paint risks present during construction.	LS
	Measure Hazardous Materials-2c: A lead-based paint abatement plan containing, but not limited to, the following elements shall be implemented: <ul style="list-style-type: none"> • Develop an abatement specification approved by an Interim-Certified Project Designer; • Acquire necessary approvals from the Santa Clara County Environmental Health Department for specifications or commencement of abatement activities; 	LS

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Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HAZARDOUS MATERIALS (CONT.)		
	<ul style="list-style-type: none"> • Prepare a site health and safety plan, as needed; • Contain all work areas to prohibit off-site migration of paint chip debris; • Remove all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during the demolition; • Provide on-site air monitoring during all abatement activities and background monitoring to ensure no contamination of work areas or adjacent properties; • Cleanup and/or HEPA of vacuum paint chips; • Collect, segregate, and profile waste for disposal determination; and • Provide appropriate disposal of all waste. 	
	Hazardous Materials-2d: Asbestos abatement shall be conducted prior to demolition or renovation of the existing buildings.	LS
Hazardous Materials-4: Long-term storage and use of hazardous materials associated with golf course operation and maintenance could result in adverse impacts to soil, groundwater, and nearby surface water bodies.	Hazardous Materials-4: The golf course would be operated in conformance with the County of Santa Clara's guidelines for golf course design (County of Santa Clara, 1996) and the County's Integrated Pest Management Ordinance (County of Santa Clara, 2002). These guidelines set strict limits on types and quantities of allowable use of pesticides and herbicides. and also establish standards for groundwater and surface water quality in vicinity of their use.	LS

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SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HYDROLOGY, FLOODPLAINS AND WATER QUALITY (CONT.)		
<p>Hydrology, Floodplains and Water Quality-1: Construction activities could result in soil erosion and increase levels of suspended sediments and contaminants in stormwater run-off, resulting in adverse impacts to surface water quality. Less Than Significant with Mitigation Measures.</p>	<p>Hydrology, Floodplains and Water Quality-1a: <u>Construction-related grading and other activities would be required to comply with the Association of Bay Area Governments’ (ABAG) Manual of Standards for Erosion and Sediment Control Measures (ABAG, 1995) and with the California Stormwater Quality Association (CASQA), Stormwater Best Management Practice Handbook for Construction (CASQA, 2003a). The County is also required to apply for coverage under the SWRCB’s General Construction NPDES permit and The County will prepare a SWPPP prior to construction activities, as required by the SWRCB’s General Permit for Construction Activities. Implementation of the SWPPP plan starts with the commencement of construction and continues through the completion of the project. Upon completion of the project, the sponsor must submit a Notice of Termination to the SWRCB to indicate that construction is completed. At a minimum, this plan will include the following requirements:</u></p>	LS
	<p>Mitigation Measure Hydrology, Floodplains and Water Quality-1b: <u>The County shall minimize temporary or permanent realign of streams or drainage swales associated with the project to the maximum extent possible. Designs for proposed permanent stream realignments shall be prepared by a California-registered geologist or civil engineer experienced in streambed restoration and fluvial processes. All stream realignment activities, both temporary and permanent, shall comply with federal, state, and local agency requirements in order to minimize potential adverse short-term and long-term water quality impacts.</u></p>	

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HYDROLOGY, FLOODPLAINS AND WATER QUALITY (CONT.)		
<p>Hydrology, Floodplains and Water Quality-2: Creation of new trails may increase erosion by altering existing drainage patterns. Less Than Significant with Mitigation Measures.</p>	<p>Hydrology, Floodplains and Water Quality-2: Implement Mitigation Measure Geology, Geohazards and Soils-4. <u>Trails shall be designed to minimize alterations to existing drainage patterns, prohibit trail short-cutting, and protect water quality in Coyote Lake. In addition, the County shall post information in equestrian staging areas to educate park users about potential adverse water quality impacts associated with undesignated trail use.</u></p>	LS
<p>Hydrology, Floodplains and Water Quality-3: An increase in impervious surfaces associated with construction of project- and program-level components may increase surface water run-off, potentially exceeding drainage system capacities, resulting in downstream flooding.</p>	<p>Hydrology, Floodplains and Water Quality-3a: Potential mitigation may include installation of a new subsurface storm drainage system in the West Flat Area, and evaluation of San Martin’s adjoining existing storm drain system to incorporate increased flow volumes originating from the Park.</p>	LS
	<p>Mitigation Measure Hydrology, Floodplains and Water Quality-3b: <u>Existing pervious surfaces shall be preserved to minimize the amount of newly generated storm runoff to the greatest extent possible, in accordance the recommendations provided in the Bay Area Stormwater Management Agencies Association’s (BASMAA) <i>Start at the Source Design Guidance Manual for Stormwater Quality Protection</i> (BASMAA, 1999). The County shall also comply with Santa Clara County’s Storm Water Drainage Manual, and South Santa Clara County and Martin’s Small MS4 NPDES permit and SWMP requirements in order to minimize increases in stormwater discharge associated with project and program level components located within the CCRWQCB jurisdiction.</u></p>	

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HYDROLOGY, FLOODPLAINS AND WATER QUALITY (CONT.)		
<p>Hydrology, Floodplains and Water Quality-4: Proposed program-level components, <u>including those resulting in increased impervious surface area</u>, may result in long-term adverse water quality impacts.</p>	<p>Hydrology, Floodplains and Water Quality-4a: Implement Mitigation Measures Hydrology, Floodplains and Water Quality-3a and 3b. <u>In addition, the County shall prepare and develop design specifications for a Storm Water Design Plan (SWDP) to significantly reduce and where feasible, eliminate, the off-site migration of sediments and storm water pollutants associated with storm water runoff generated from program level components, including as parking lots, the equestrian center and golf course. The SWDP shall incorporate appropriate source control and treatment measures recommended in the California Storm Water Best Management Practice Handbook for New Development and Redevelopment (CASQA, 2003b), Santa Clara County’s Storm Water Drainage Manual, and Non-Point Source Ordinance, and standards developed South Santa Clara County’s SWMP and Small MS4 NPDES permit for program level components located within CCRWQCB jurisdiction or SCVURPPP and Santa Clara Countywide NPDES permit, including new C.3 regulations, for components located within SFRWQCB jurisdiction. The SWDP shall adhere to the County’s Integrated Pest Management and Pesticide Use Ordinance (County of Santa Clara, 2002) and develop a turf grass management plan for the golf course as a component of the SWDP to minimize the amount of fertilizer and other chemicals that are used resulting in lower levels of pollutants to surface and ground water, with the goal of reducing potential discharge of such chemicals to local waterways. Manure management plans shall also be developed for the equestrian staging and camping areas, and the equestrian/agricultural education center as part of the SWDP.</u></p>	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
HYDROLOGY, FLOODPLAINS AND WATER QUALITY (CONT.)		
	<u>Mitigation Measure Hydrology, Floodplains and Water Quality-4b: Golf course design shall minimize turf grass coverage to the maximum extent possible. Water supply for golf course construction, operation, and maintenance shall minimize potential reliance on local groundwater sources.</u>	
NOISE		
<p>Noise-1: Development of park facilities in the West Flat Area would result in temporary noise impacts during project construction. This would be a potentially significant noise impact.</p>	<p>Noise-1a: The County will incorporate the following measures into contract specifications:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday to be consistent with the Santa Clara County Noise and Vibration Ordinance and to avoid noise-sensitive hours of the day. Construction activities shall be prohibited on Sundays and holidays. • Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturer’s specifications) and by shrouding or shielding impact tools. • Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences. 	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
NOISE (CONT.)		
	<p>Noise-1b: To further address the nuisance impact of project construction, construction contractors shall implement the following:</p> <ul style="list-style-type: none"> • Signs will be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number with the Santa Clara County in the event of problems. • An onsite complaint and enforcement manager will be posted to respond to and track complaints and questions related to noise. 	LS
PUBLIC SERVICES AND UTILITIES		
<p>Public Services and Utilities-2: The expansion of the trail system throughout the park may increase the potential for incidents to which emergency fire and medical services may need to respond.</p>	<p>Public Services and Utilities-2: The County Department of Parks and Recreation, the County Fire Marshall, CDF, and SSCCFPD shall review current policies and procedures as to how wildfires will be addressed on and near the Park as program-level components of the Master Plan are developed, and shall incorporate revisions or changes into subsequent environmental reviews that may be required for those developments.</p>	LS
<p>Public Services and Utilities-3: Facilities planned under the Park Master Plan may not include adequate fire prevention measures in their design, have adequate water supply and water flow for firefighting purposes, and accessibility for emergency response vehicles.</p>	<p>Public Services and Utilities-3: Potential fire protection services impacts should be reviewed at the project-level for specific facilities proposed under the Master Plan.</p>	LS
<p>Public Services and Utilities-4: Implementation of the Master Plan may increase water demand. Less Than Significant with Mitigation Measures.</p>	<p>Public Services and Utilities-4a: The County shall ensure an adequate water supply for Phase 1 projects.</p>	LS
	<p>Public Services and Utilities-4b: The County shall ensure an adequate water supply for Phase 2 and Phase 3 projects.</p>	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
PUBLIC SERVICES AND UTILITIES (CONT.)		
Public Services and Utilities-5: Installation of showers as one of the campground improvements proposed at Lakeside Campground under Phase 1 of the Master Plan would increase wastewater flows to the park's existing septic system in the Lakeside Area. This is a potentially significant impact.	Public Services and Utilities-5a: The County shall implement controls on the amount of wastewater generated by the shower facility proposed at the Lakeside Campground showers and ensure adequate septic capacity.	LS
Public Services and Utilities-6: Operation of projects included in the Master Plan could generate additional solid waste.	Public Services and Utilities-6: Facilities and plans implemented under Phase 2 and Phase 3 of the Park Master Plan shall undergo further review with respect to their impact on solid waste services in the County at the project level.	LS
Public Services and Utilities-7: Operation of the facilities to be implemented under the Master Plan could consume additional energy.	Public Services and Utilities-7: The County shall ensure energy efficiency in the operation of its campground facilities.	LS
RECREATION		
Recreation-1: Implementation of the project would result in short-term adverse recreation impacts associated with project construction.	Recreation-1: The County shall implement Noise, Air Quality, Transportation, and Visual Resources mitigation measures included in this EIR.	LS
TRAFFIC AND CIRCULATION		
Transportation and Circulation-2: Implementation of the Master Plan could result in adverse effects on access and internal circulation within the park. Less than Significant with Mitigation	Transportation and Circulation-2a: Provide eastbound left turn channelization on San Martin Avenue on the Western Flat entrance.	LS
	Transportation and Circulation-2b: Design the Western Flat area entrance kiosk location to ensure adequate on-site storage is provided for vehicles entering the park.	LS
Transportation and Circulation-3: Construction traffic could adversely impact local traffic conditions.	Transportation and Circulation-3: Construction traffic control plans shall be mitigated in accordance with the Caltrans Traffic Manual and subject to the approval of the Santa Clara County Department of Roads and Airports Department.	LS

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**TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
VISUAL RESOURCES		
<p>Visual Resources-1: Implementation of the Master Plan would result in short-term adverse visual impacts associated with project construction.</p>	<p>Visual Resources-1: The following measures are included to minimize or reduce project impacts on existing scenic resources and visual quality during project construction:</p> <ul style="list-style-type: none"> • During construction of Park facilities construction staging shall be located in areas that are not visible from public vantages, to the extent possible. • Avoid damage to natural surroundings in and around the work limits. • Provide temporary barriers to protect existing trees, plants, and root zones, if necessary. • Construction activities shall be phased to minimize the appearance of disturbed areas within the Park. 	LS
<p>Visual Resources-2: The proposed Master Plan would alter and visually intrude upon the open, natural character of the Park in which new development is proposed.</p>	<p>Visual Resources-2: The following measures are included to minimize or reduce project impacts on existing scenic resources and visual quality.</p> <ul style="list-style-type: none"> • Minimize development footprints. • Choose building materials that are visually compatible or do not compete with the landscape. • In the West Flat and Mendoza areas, architecture of new facilities shall enhance the existing rustic ranchland character. • In the West Flat area, existing barns shall remain the dominant structures, with no other structure exceeding the barns in height. • New structures shall include arbors, porches, and patios to blend indoor and outdoor spaces. 	LS

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**TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Environmental Impact	Mitigation Measures	Significance After Mitigation
B. SIGNIFICANT BUT MITIGABLE IMPACTS (Continued)		
VISUAL RESOURCES (CONT.)		
	<ul style="list-style-type: none"> • New architectural features in the Lakeside area shall blend with the existing architectural styles. • Staging areas shall be paved with asphalt or be unpaved with road base material. • Overflow parking areas shall be grass that can be mowed seasonally. • Provide native vegetative screening to block views of new developed areas at the Park from public view corridors. Select tree and vegetation species that enhance the ranchland character theme. 	
<p>Visual Resources-4: The proposed Master Plan would introduce sources of light and glare to the Park.</p>	<p>Visual Resources-3: The following mitigation measures are recommended to minimize project impacts of light and glare:</p> <ul style="list-style-type: none"> • Exterior lighting shall use fixtures with low-level lighting, focused beams, and directional hoods to minimize light visible from other properties and reduce night sky impacts. • Vegetative screening and islands shall be utilized in parking, staging, and camping areas to reduce reflective glare. • Non-reflective asphalt surfaces shall be utilized to reduce glare. 	LS
C. LESS THAN SIGNIFICANT IMPACTS		
AIR QUALITY		
<p>Air Quality-2: The Park Master Plan would result in an increase in criteria pollutant emissions due to project-related traffic. This would be a less than significant impact.</p>	<p><u>None required.</u></p>	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
C. LESS THAN SIGNIFICANT IMPACTS		
AIR QUALITY (CONT.)		
Air Quality-3: The proposed project would contribute to a reduction of cumulative regional air emissions by the operation of the Park under the Master Plan. This would contribute to a net air quality benefit.	None required.	B
BIOLOGICAL RESOURCES		
Biological Resources-5: Implementation of the proposed Master Plan could result in loss of up to 210 acres of raptor foraging habitat.	None required.	LS
Biological Resources-8: Implementation of the Master Plan would ensure preservation of regional wildlife corridors.	None required.	B
HAZARDOUS MATERIALS		
Hazardous Materials-3: Hazardous materials used onsite during construction activities (i.e., petroleum products) could be spilled through improper handling or storage.	Hazardous Materials-3: Apply best management practices during construction of project- and program-level facilities.	LS
NOISE		
Noise-2: Traffic associated with operation of the park under the Master Plan would result in an increase in ambient noise levels on nearby roadways used to access the park.	None required.	LS
C. LESS THAN SIGNIFICANT IMPACTS (Continued)		
PUBLIC SERVICES AND UTILITIES		
Public Services and Utilities-1: Construction activities under the Park Master Plan have the potential to ignite fires.	Public Services and Utilities-1: Continuing compliance with the County's Fire Prevention Operational Procedure; no additional mitigation required.	LS

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TABLE ES-1 (Continued)
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measures	Significance After Mitigation
RECREATION		
Recreation-2: Implementation of the Coyote Lake-Harvey Bear Ranch County Park Master Plan would expand the publicly accessible open space of the park resulting in a beneficial recreation impact.	None required.	B
Recreation-3: Implementation of the project would improve and expand the types of publicly accessible recreation facilities and trails in the park resulting in beneficial effects on the visitor experience.	None required.	B
Recreation-4: Implementation of the project would expand the trail system within the park and improve regional trail connectivity.	None required.	B
TRAFFIC AND CIRCULATION		
Transportation and Circulation-1: Implementation of the Master Plan has potential to adversely affect levels of service (LOS) at local intersections. Less than Significant.	None required.	LS
VISUAL RESOURCES		
Visual Resources-3: The proposed Master Plan would introduce new publicly accessible trails on the site providing new opportunities for scenic views.	None required.	B

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