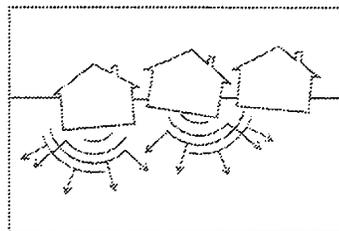
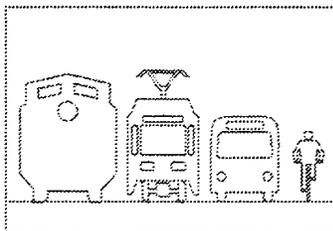
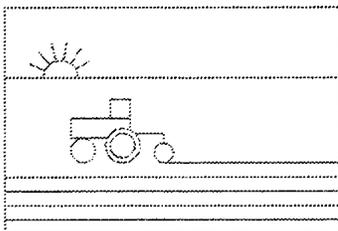
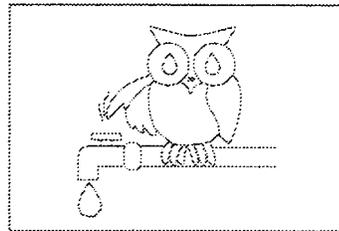
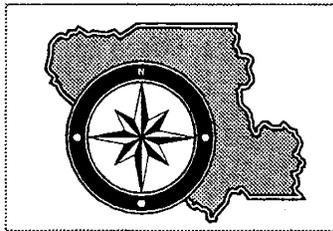
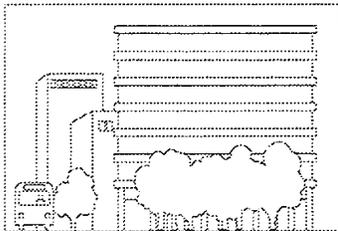
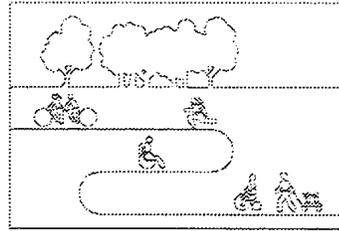
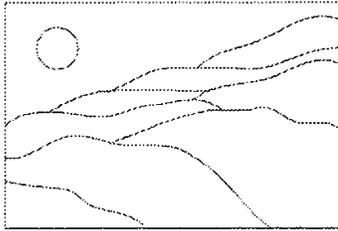


Santa Clara County General Plan Final Environment Impact Report Addendum



**File # 5722-00-00-94EIR
SCH # 94023004**

Lead Agency: Santa Clara County

November 1994

Introduction

The contents of the Final Environmental Impact Report are set forth in §15132 of the California Environmental Quality Act. Those contents as found in this FEIR Addendum include: (1) List of persons, organizations, and public agencies commenting on the draft EIR, (2) Responses of the Lead Agency [Santa Clara County] to significant environmental points raised in the review and consultation process, (3) Revisions to the text of the draft EIR, (4) Comments and recommendations received on the draft EIR either verbatim or in summary, and (5) Any other information added by the Lead Agency.

This Final Environmental Impact Report was prepared by staff of the Santa Clara County Department of Planning and Development under the supervision of Robert L. Sturdivant, Chief Planning Officer. Principal staff involved in preparing the document included:

Hugh Graham, Senior Planner and Project Manager
Janet Cochrane, Associate Planner
Jaunell Waldo, Associate Planner
Bill Shoe, Associate Planner

Assistance in preparing some of the responses to comments was provided by other staff of the Department and other County agencies.

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Revised Summary

SIGNIFICANT UNMITIGATED IMPACTS

IMPACT	MITIGATION MEASURE
Chapter 5B: Agricultural Resources and Mineral Extraction	
Impact 9: Development on legal lots of record could result in a significant cumulative impact on agricultural lands.	Mitigation Measure 1: County should track the location of building permits issued for legal lots of record and determine if they are causing a loss of agricultural land. If this is a substantial loss, the County shall initiate steps to compensate for this loss. <u>None feasible.</u>
Chapter 5C: Biotic Resources	
Impact 1: Development within rural unincorporated areas of the County could result in significant direct and indirect impacts on sensitive biotic resources associated with critical habitat areas.	Mitigation Measure 1: Priority should be given to the acquisition of existing lots of record that are so constrained by sensitive resources that no developable land remains. Mitigation Measure 2: In conjunction with the regional Habitat Conservation Plan (HCP), the County should expand Policy R-RC (i) 9(b) to include an educational program and/or brochure aimed at landowners to provide information on the sensitive resources within the HCP area and best management practices (BMPs) appropriate for the preservation of biotic resources. <u>Add an implementation recommendation, C-RC(i) 11.1, as follows:</u> <u>“Develop in conjunction with Regional Habitat Conservation Plans an educational program and/or materials to provide the public and landowners with information on the sensitive resources within their area and available best management practices appropriate for preserving those biotic resources.”</u>
Chapter 5D: Transportation	
Impact 12. The rural unincorporated area is impacted by cumulative traffic from the rest of the county and the Bay Area. The increase in traffic congestion between 1995 and 2010 is considered to be a significant unavoidable impact.	Mitigation Measure 1: Pricing measures could be implemented to make auto travel more costly and expansion of highway capacity could relieve some bottlenecks, but future congestion is unavoidable.
Chapter 5K: Geology	
Impact 3C: Substantial property damage and loss of life could occur in a major earthquake. This is a significant unavoidable impact.	Mitigation Measure: <u>None feasible. Substantial property damage and loss of life could occur in a major earthquake regardless of the policies and regulations adopted by the County.</u>
Chapter 5N: Public Services	
Schools	
Impact 3: For school districts currently operating at or near capacity, cumulative development would cause a significant impact.	Mitigation Measure 1: Mitigation of cumulative school impacts are beyond the scope of this EIR. School impacts are partially under the control of the cities and County. Development can be mitigated by approving fewer projects. Little growth is due to the Draft 1994 General Plan so further reduction is not feasible.

SIGNIFICANT UNMITIGATED IMPACTS

IMPACT	MITIGATION MEASURE
Parks and Recreation	
<p>Impact 2: To the extent that cumulative development cause increased use of park facilities which are presently over-utilized, there would be a significant impact.</p>	<p>Mitigation Measure 1: County parks departments should monitor use of facilities to determine how this correlates with cumulative residential development. If facilities are over-utilized, future development should be required to implement existing park plans with regard to provision of lands, facilities and funding. None feasible other than MM2.</p> <p>Mitigation Measure 2: The various parks departments should encourage use of less utilized parks in the County.</p>
Chapter 5P: Cultural Resources	
<p>Impact 2: Cumulative development not directly attributable to the Plan could impact cultural resources.</p>	<p>Mitigation Measure 1: None feasible.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
Chapter 5A: Land Use	
<p>Impact 2A: Expansion of USAs by cities and LAFCO could lead to a loss of agricultural land and/or premature urbanization of the fringe of the rural unincorporated area.</p>	<p>Mitigation Measure 1: The cities and County establish 20-year growth limits as recommended in the UGB policy of the Plan.</p> <p>Mitigation Measure 2: LAFCO should deny expansion of commercial development into viable agricultural land, and emphasize in-fill to meet these needs.</p> <p>Mitigation Measure 3: Implement the <u>appropriate</u> recommendations of the Agricultural Preserve Study</p>
<p>Impact 2E: RV parks lead to potential changes in land use patterns, density, public service needs and the potential for growth-inducement in Hillside and RS areas.</p>	<p>Mitigation Measure 1: The County should give high priority to a study of RV park needs and ensure that the appropriate densities and conditions of approval are consistent with the overall goals of the Draft 1994 General Plan.</p> <p>Mitigation Measure 2: <u>Refrain from approving any new or expanded RV parks until the recommended study is complete.</u> <u>Add the following policy statement to the 'Hillside' and 'Roadside Services' land use designations as R-LU 83.1 and R-LU 33.1, respectively:</u> <u>"Prior to any further RV park approvals, the County conduct a study of RV parks as described in R-LU(i) 6."</u></p> <p>Mitigation Measure 3: Abide by the study findings.</p>
<p>Impact 3: Golf courses in agricultural areas have significant land use compatibility impacts including pesticide use, water and other service demands, conservation of agricultural land and growth-inducement.</p>	<p>Mitigation Measure 1: <u>Deny approval for golf courses in areas designated for agriculture. General Plan policies R-LU 12 & 13 state that golf courses should not be allowed in the "agricultural preserve" south and east of Gilroy and that prior to any golf course approvals in other agricultural designated areas that a study should be conducted regarding golf courses.</u></p> <p>Mitigation Measure 2: <u>If mitigation 1 is not adopted, the County should condition golf course approval on measures that will prevent adjacent lands from converting to high intensity uses.</u> <u>Modify policy R-LU 13 to add:</u> <u>"The study should evaluate environmental and land use impacts including but not limited to:</u> <ul style="list-style-type: none"> <u>a. compatibility with agriculture;</u> <u>b. effects on prime soils;</u> <u>c. water supply and quality issues;</u> <u>d. public service and infrastructure demands; and</u> <u>e. growth-inducing potential.</u> </p> <p>Mitigation Measure 3: Conduct the study called for in proposed policy LU13 to assess the impacts of golf courses.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 4: The Roadside Service (RS) policies are not sufficiently specified and could lead to inefficient land use patterns.</p>	<p>Mitigation Measure 1: The County should provide criteria for RS site designation to identify areas where RS uses are needed and appropriate.</p> <p>Mitigation Measure 2: Each RS proposal should undergo environmental review to determine its appropriateness for the site proposed, including whether it would be growth inducing and lead to an inefficient land use pattern with costly service requirements. <u>Modify General Plan policy R-LU 83 to add:</u> <u>“e. potential for growth-inducing impacts.”</u></p>
<p>Impact 5: Hillside designations provide for potential land use conflicts and inappropriate uses.</p>	<p>Mitigation Measure 1: County should define by ordinance the types of uses that “by their nature require remote rural settings.” <u>Add an Implementation Recommendation, R-LU (i) 8, as follows:</u> <u>“Conduct a review of the uses permitted in ‘HS’ zoning district for conformity with General Plan policies governing allowable uses in areas designated ‘Hillsides.’</u></p>
<p>Chapter 5B: Agricultural Resources and Mineral Extraction</p>	
<p>Impact 2: To the extent that non-agricultural uses occur on subdivided prime agricultural land, this would cause a potentially significant impact.</p>	<p>Mitigation Measure 1: The County should track future non-agricultural projects to determine their effect on prime agricultural land. If the loss is substantial, the County should require project sponsors to build away from prime soils. <u>General Plan Implementation Recommendation R-RC (i) 18 (which calls for preparation of a cumulative impact analysis of projected losses due to permanent conversion of South County agricultural lands) is adequate to mitigate this impact.</u></p> <p>Mitigation Measure 2: County should evaluate and adopt mechanisms such as impact fees, conservation easements, or purchase of development rights to offset impacts on prime agricultural lands.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 4: Golf courses are permitted in Agriculture (A) zones, and when developed, result in loss of agricultural land, conflicts with adjacent farming uses, and growth-inducing impacts.</p>	<p>Mitigation Measure 1: The study recommended in LU13 should investigate the impacts of golf courses on agricultural lands including growth-inducing impacts and the precedent that would be set. <u>Modify policy R-LU 13 to add:</u> <u>“The study should evaluate environmental and land use impacts including but not limited to:</u> <ul style="list-style-type: none"> a. <u>compatibility with agriculture;</u> b. <u>effects on prime soils;</u> c. <u>water supply and quality issues;</u> d. <u>public service and infrastructure demands; and</u> e. <u>growth-inducing potential.</u> </p> <p>Mitigation Measure 2: Abide by the recommendations of the golf course study to reduce impacts to a level of insignificance.</p>
<p>Impact 6: Continued grazing, which is encouraged by the Draft 1994 General Plan, could have a significant impact on the environmental resources that the Draft Plan seeks to protect.</p>	<p>Mitigation Measure 1: The County should investigate the extent of impacts caused by grazing. If impacts are occurring, consider supporting educational measures to encourage good grazing practices. <u>The County should await the outcome of the Santa Clara Valley Water District’s “Comprehensive Reservoir Watershed Management Project,” which will evaluate land use impacts on watershed quality, including grazing impacts.</u></p>
<p>Impact 7: The proximity of residential uses and productive farmland can lead to incompatibilities between the two uses.</p>	<p>Mitigation Measure 1: For new residential developments in proximity to agricultural lands, buffers should be required to reduce potential conflicts. The effectiveness of buffers should be investigated and be part of the conditions of approval. <u>Adopt appropriate recommendations of the forthcoming LAFCO Agriculture Preserve Study as they apply to conflicts between residential and agricultural land use.</u></p>
<p>Impact 8: Agriculture can impact other land uses and the environment with erosion, high water consumption, groundwater draw down, nitrate loading of groundwater, reduction in species diversity, destruction of archaeological remains, energy consumption, noise odors and other forms of air pollution.</p>	<p>Mitigation Measure 1: These mitigations are discussed in more detail under other topics.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 10: The continued reduction of Williamson Act contracted lands, though not attributable to the Draft 1994 General Plan, is a significant cumulative impact.</p>	<p>Mitigation Measure 1: Urban expansion should be avoided in areas near lands currently under Williamson Act contract. If this is not feasible, the loss of agricultural land should be offset by designating a like amount of land of a similar quality for agricultural use.</p> <p>Mitigation Measure 2: USAs should not be extended into viable farmland. One mechanism to address this is for cities to adopt the UGBs recommended in the Draft 1994 General Plan. The boundaries should be drawn in a manner that protects quality agricultural parcels from urbanization.</p> <p>Mitigation Measure 3: If Williamson Act land is added to a USA or is annexed, the city should require sponsors to cluster development in non-prime lands and enter and maintain prime soils in a Williamson Act contract as a means of offsetting the loss of agricultural land.</p>
<p>Impact 11: Loss of prime agricultural lands and large amounts of other agricultural land attributed to uses permitted on Williamson Act lands is a significant cumulative impact.</p>	<p>Mitigation Measure 1: <u>Refine Review</u> the list of permitted uses such that they are limited to activities that need to occupy agricultural land and direct their siting to non-prime soils. <u>are consistent with state criteria.</u></p>
<p>Impact 12: Expansion of USAs has the potential to convert substantial amounts of remaining Agriculturally (A) designated lands in the County to urban uses. This is a significant cumulative impact on agriculture.</p>	<p>Mitigation Measure 1: Expansion into the "A" designated lands of the County should not be permitted by LAFCO.</p> <p>OR</p> <p>Mitigation Measure 2: Implement the <u>appropriate</u> recommendations of the Agricultural Preserve Study sponsored by the County, Gilroy and LAFCO.</p>
<p>Chapter 5C: Biotic Resources</p>	
<p>Impact 2: The expansion of USA boundaries into unincorporated land could increase degradation of critical habitat areas and sensitive biotic resources as a result of urbanization.</p>	<p>Mitigation Measure 1: The cities should refrain from expansion of the USAs into critical habitat areas unless the incorporated land is designated for non-urban uses or dedicated as open space.</p> <p>Mitigation Measure 2: To be effective, the UGBs policy should be adopted by the cities and County.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 3: Population growth in the County would increase recreational use and/or development of existing public lands for recreational and other purposes. This could result in significant impacts to sensitive resources within these areas.</p>	<p>Mitigation Measure 1: The County should develop and implement Resource Management Plans for all public lands under its jurisdiction. These plans should outline preservation measures and mitigation for impacts. The County shall establish a monitoring program to assure that impacts have been avoided or mitigated. <u>Master Plans developed for each park and their associated EIRs (a) take population growth into consideration, (b) do address resource management and (c) provide adequate mitigation in terms of any impact from recreational activities.</u></p>
<p>Impact 4: Removal of riparian resources or lack of buffer areas between riparian habitat and development would cause a significant impact.</p>	<p>Mitigation Measure 1: To strengthen the protection of riparian resources, Policy R-RC 37 addressing riparian corridor buffers should be adopted as an ordinance. <u>General Plan implementation recommendation R-RC(i) 10 incorporates the concept of augmenting existing policies with further regulatory measures where necessary to protect riparian areas and streams.</u></p> <p>Mitigation Measure 2: A long-term management plan for the protection and enhancement of the riparian systems of Santa Clara County should be developed in cooperation with other agencies. <u>General Plan implementation recommendations R-RC (i) 9-10, together with related GP policies regarding stream protection, should be adequate to mitigate impacts due to development projects and alterations. R-RC(i)9 encourages enhanced knowledge/mapping of riparian resources, review of riparian ordinances used by neighboring jurisdictions and the use of cooperative, nonregulatory measures to protect resources.</u></p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 5: Free access to riparian areas by domesticated and/or feral animals species can result in significant impacts to riparian resources. Screening with walls and fences can reduce the value of riparian areas as migration and movement corridors for wildlife.</p>	<p>Mitigation Measure 1: The County should require new development adjacent to riparian areas to be visually compatible with the natural landscape.</p> <p>Mitigation Measure 2: The County should establish criteria for screening/fencing that can be applied to various situations and will be appropriate to the land uses and resources in the vicinity. <u>Modify the General Plan to add an implementation recommendation R-RC(i) 10.2 as follows: As part of cooperative educational efforts to protect riparian resources, evaluate appropriate criteria for type of screening or fencing used for reducing potential impacts.</u></p> <p>Mitigation Measure 3: Through cooperative educational efforts, reduce the damage that domesticated animals cause to riparian areas by providing exclosures, off stream water sources and/or managed access to streams. <u>Modify the General Plan to add an implementation recommendation R-RC(i) 10.1 as follows: "Develop cooperative educational efforts to address the potential impacts that domesticated animals may have on riparian areas."</u></p>
<p>Impact 6: Potential impacts to freshwater marsh habitats could result from development in the unincorporated areas.</p>	<p>Mitigation Measure 1: Revise Policies R-RC 31-38 to explicitly provide protections to freshwater habitats in addition to creeks and streams. <u>Modify policies R-RC 31, and 36-37 to add "freshwater marsh," as an additional subject of these policies</u></p>
<p>Impact 7: Grazing could have a significant impact on riparian areas.</p>	<p>Mitigation Measure 1: Establish a policy to encourage a cooperative effort between the ranchland owners, County, state and federal agencies to develop BMPs for the reduction of grazing impacts on riparian areas. <u>Modify the General Plan to add an implementation recommendation R-RC(i) 10.1 as follows: "Develop cooperative educational efforts to address the potential impacts that domesticated animals may have on riparian areas."</u></p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 8: <u>(a) Over-grazing can result in a substantial decrease in the overall level of plant and animal diversity within the County.</u></p> <p><u>(b) Development of vacant lots could result in impacts to the Burrowing Owls and their habitat.</u></p>	<p>Mitigation Measure 1: Encourage implementation of measures to improve the habitat value of grasslands through an educational and cooperative program. <u>Add an implementation recommendation R-RC(i) 13.1 as follows:</u> <u>“Encourage measures to improve the habitat value of grasslands through a cooperative, educational program.”</u></p> <p>Mitigation Measure 2: <u>Burrowing Owl surveys performed by a qualified wildlife biologist are required as part of the CEQA process where it has been determined that potential habitat may exist (lower elevation grassland or open areas with evidence of burrows or areas know to contain Burrowing owls). Mitigation measures recommended in the study should be included as conditions of approval for the project.</u></p>
Chapter 5D: Transportation	
<p>Impact 3: Motor homes, recreational vehicles and trucks are larger and heavier than most rural roads were designed to carry on a regular basis. Large vehicles will have an increased and significant impact on rural roads.</p>	<p>Mitigation Measure 1: The County should use signage to detour heavy vehicles from roads that were not designed to carry them.</p>
<p>Impact 4: Most unincorporated areas developed in a piecemeal fashion, often resulting in substandard roads and road patterns. This is a significant safety impact.</p>	<p>Mitigation Measure 1: The County should undertake a comprehensive transportation plan that consolidates all of the policies and recommendations in the Draft 1994 General Plan. The plan should identify impacted locations and measures to eliminate or reduce them. The County should prioritize the improvements and allocate resources to make them. <u>Modify the General Plan implementation recommendation R-TR(i) 5 as follows:</u> <u>Survey and identify areas which may possibly need more detailed transportation planning and improvements and investigate funding sources to make the improvements.</u></p> <p>Mitigation Measure 2: Future development projects should be evaluated for their potential to exacerbate substandard road conditions and be required to contribute their fair share of improvement costs. Impacts from new development cannot be fully mitigated without addressing existing conditions as part of the solution.</p> <p>Mitigation Measure 3: The County should investigate funding sources to address existing roadway improvements that cannot be funded through impact fees on new projects.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
<p>Impact 5: Roadway improvements can have significant impacts on the environment that may be beyond feasible mitigation.</p>	<p>Mitigation Measure 1: Implementation of the Draft 1994 General Plan policies would help reduce the impacts of road construction. Mitigation of these impacts can only be determined after the required environmental review of these improvement projects.</p>
<p>Impact 6: Conflicts associated with agricultural uses and through traffic in rural areas can result in significant safety impacts and harm to farm vehicles and livestock.</p>	<p>Mitigation Measure 1: Where feasible, design and/or reconfigure roads to have shoulders for farm vehicles and/or livestock.</p> <p>Mitigation Measure 2: Where conflicts are most intense, consider measures to separate through-traffic from farm vehicles with roadways or detours.</p> <p>Mitigation Measure 3: Discourage land use decisions that increase the likelihood of conflicts between agriculture and users of rural roads.</p>
<p>Impact 10: If a new or expanded airport is proposed in the future, it could result in significant impacts.</p>	<p>Mitigation Measure 1: Abide by policies and regulations discussed in the Aviation Safety chapter of this EIR.</p> <p>Mitigation Measure 2: Undertake environmental review of any proposed new or expanded airport and abide by the recommendations to reduce impacts.</p>
<p>Impact 11: Cumulative increases of traffic volumes on rural roads is a significant impact:</p>	<p>Mitigation Measure 1: Mitigations from Impact 4 apply to cumulative traffic volume impacts.</p> <p>Mitigation Measure 2: Require an EIR on the transportation plan recommended in the mitigation for Impact 4, and abide by the mitigation measures to reduce the impacts.</p>
Chapter 5E: Noise	
No significant unavoidable, significant, or potentially significant noise impacts were identified.	NOT APPLICABLE
Chapter 5F: Climate and Air Quality	
No significant unavoidable, significant, or potentially significant climate and air quality impacts were identified.	NOT APPLICABLE
Chapter 5G: Housing	
No significant unavoidable, significant, or potentially significant housing impacts were identified.	NOT APPLICABLE

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
Chapter 5H: Visual Aesthetics	
<p>Impact 1: Golf courses and some agricultural uses can have significant visual impacts.</p>	<p>Mitigation Measure 1: Limit golf courses to areas that are not visually prominent and can be screened from view. Modify General Plan policy R-PR-14 to add: <u>"h. visual impacts"</u></p> <p>Mitigation Measure 2: Require landscaping with native species so the appearance of golf courses blend in with natural features of the environment.</p> <p>Mitigation Measure 3: Encourage farmers to screen unsightly buildings, equipment and areas using native plants.</p>
Chapter 5I: Hazardous Substances	
<p>Impact 2: Some of the existing spill sites and leaky fuel tanks located in the unincorporated areas will continue to exist during the life of the Draft General Plan. This could cause significant impacts.</p>	<p>Mitigation Measure 1: The location of contaminated sites should be mapped, described and keyed to land use designations in the Draft 1994 General Plan to identify areas of potential development that are at risk.</p> <p>Mitigation Measure 2: Prevent public exposure to hazardous sites through existing programs.</p>
Chapter 5J: Aviation Hazards	
No significant unavoidable, significant, or potentially significant aviation hazards impacts were identified.	NOT APPLICABLE
Chapter 5K: Geology	
See First page of this table.	NOT APPLICABLE
Chapter 5L: Flood Hazards	
<p>Impact 1: Flooding will occur in South County. This is a significant impact.</p>	<p>Mitigation Measure 1: Prepare and implement an up-to-date flood control master plan for South County to identify and prioritize necessary flood control improvements.</p>
<p>Impact 4: The lack of adequate comprehensive local drainage facilities would cause significant impacts on new and existing developments.</p>	<p>Mitigation Measure 1: The <u>County in consultation with the SCVWD</u> should prepare an up-to-date current Master Storm Drainage Plan which identifies the necessary improvements for area wide management.</p>
Chapter 5M: Water Supply and Wastewater	
<p>Impact 2: Groundwater from municipal and private water supply wells in South County have been found to contain nitrates at levels greater than allowed by federal safe drinking water standards.</p>	<p>Mitigation Measure 1: The County should review the results of the South County Nitrate Study and implement the <u>appropriate recommendations from the nitrate management plan study</u> with SCVWD and other jurisdictions.</p>

MITIGATED SIGNIFICANT IMPACTS

IMPACT	MITIGATION MEASURE
Chapter 5N: Public Services	
Schools	
<p>Impact 1: Increased school enrollment from the rural unincorporated area would have a significant impact on schools that are already overcrowded.</p>	<p>Mitigation Measure 1: County should more clearly define how project approvals can be conditioned under Policy C-GD-54 to mitigate school impacts. <u>Modify the General Plan to add an implementation recommendation, R-GD(i) 1.1 as follows:</u> <u>“Explore and develop more adequate mitigation of school impacts resulting from rural land development subject to discretionary approvals by the County.</u></p> <p>Mitigation Measure 2: Developer fees should be combined with funding mechanisms such as Mello-Roos Community Facilities Districts, supplemental fees from developers, school construction funded jointly by public agencies, or dedication of sites or site improvements by developers in order to compensate for the shortfall in funding for schools.</p>
Chapter 5O: Energy	
No significant unavoidable, significant, or potentially significant energy conservation impacts were identified.	NOT APPLICABLE
Chapter 5P: Cultural Resources	
Unmitigated Impacts (see page 2-1).	NOT APPLICABLE

I. List of Individuals and Agencies Commenting on the Draft EIR

Individual/Agency	Date Comments Received
1. Muriel Fulford, Santa Clara County Nonpoint Source Pollution Program	9/29/94
2. Public Hearing (Two persons testified)	10/6/94
3. Lorie Garcia, Planning Commissioner, City of Santa Clara	10/6/94
4. Lorie Garcia, Heritage Council of Santa Clara County	10/6/94
5. Janet Brennan, Monterey Bay Unified Air Pollution Control District	10/12/94
6. Lee E. Bowman, Town of Los Gatos Planning Department	10/19/94
7. Lorie Garcia, City of Santa Clara Planning Commission and City Council	10/21/94
8. Barb Koppel, City of Cupertino	10/27/94
9. James J. Lenihan, Santa Clara Valley Water District	10/27/94
10. Alan La Fleur, Santa Clara County Parks and Recreation Department	10/28/94
11. Vicki Moore, Greenbelt Alliance	10/28/94
12. Art Kaupert, Santa Clara County Department of Environmental Health	10/31/94
13. David J. Bischoff, City of Morgan Hill	10/31/94
14. Thomas Rountree, Santa Clara County Transportation Agency	10/31/94
15. David Wachtel, California Department of Forestry and Fire Protection	10/31/94
16. Ken M. Clark, City of Menlo Park	10/31/94
17. William R. Lee, Santa Clara County Transportation Agency	10/31/94
18. Libby Lucas	10/31/94
19. Jeannie and Tony Siegman	10/31/94
20. Robert Slimmon, Jr., Monterey County	11/1/94
21. Gary J. Schoennauer, City of San Jose	11/1/94
22. Joe Browne, California Department of Transportation	11/2/94
23. Brian Hunter, California Department of Fish and Game	11/2/94
24. Randy Anderson, Midpeninsula Regional Open Space District	11/2/94
25. Jason Marshall, California Department of Conservation	11/4/94

II. Responses to Comments on the Draft EIR

The complete text of comments may be found in the last section of this FEIR Addendum. In this section only those parts of the comments raising significant environmental points are repeated and these comments are summarized for clarity and brevity.

1. Muriel Fulford, Santa Clara County Nonpoint Source Pollution Program

Comment: Clarifies nonpoint source pollution policies in the General Plan and regulatory structure in the San Francisco Bay Region.

Response: The text has been changed on page 5M-22 to reflect this comment.

2. Public Hearing (Two persons testified)

(a) **Lorie Garcia:** Her comments were submitted in writing.

Response: See letters #3 and #4 for the County's responses.

(b) **Pat Ferraro, Santa Clara Valley Water District:** He discussed the need to conserve water by encouraging agriculture through incentives to make use of reclaimed water. He also stated that RV parks as a source of low income housing should only be allowed to develop if they are on sewers. He stated that these comments will be reflected in an official letter to be sent by the SCVWD.

Response: Comments acknowledged. For further discussion, see the response to the SCVWD letter of comment.

3. Lorie Garcia, Planning Commissioner, City of Santa Clara

Comment 3-1: Requests discussion of impacts and mitigations regarding the Burrowing Owl.

Response: The text has been changed on pages 5C-15, 5C-24, 5C-31 & 5C-32 to reflect these comments.

Comment 3-2: Questions the projection of traffic volumes and the basis for the nonresidential development impact on traffic conclusion.

Response: The methodology for projecting the impacts, including associated traffic, of expected development under the updated General Plan is explained in the *Project Description, Land Use and Transportation* sections of the DEIR. Of the 137 new non-residential uses expected to be approved in the rural areas over the life of the plan, based on experience under the current General Plan (see Table 5A-7), 71% or 98 are expected to be located in the ranchlands, agriculture, rural residential or roadside service land use areas. Policies of the Plan favor such uses only when they serve ranching, agriculture, local residents or the current motoring public. Location of local serving non-residential uses near these economic activities

or local residents should in fact reduce traffic impacts. The remaining 39 non-residential uses expected to locate in the hillside areas over the next 15 years (about 3 a year), and which may generate additional traffic, are not expected to result in significant traffic impacts over the life of the plan. These uses will primarily be "low density recreational uses", "require remote, rural settings" or "support the ... natural environment". More than half will be utility or communication facilities which generate virtually no traffic (see Table 5A-7). All must be small enough to safely dispose of their sewage on-site.

Comment 3-3: Requests clarification of some wording in the *Alternatives Analysis* on page 7-3 regarding growth projections and growth potential.

Response: The growth projections used in this EIR are conservative and assume the same potential for growth as under the existing plan. The commentor is correct in that a closer examination of changes in land use policies under the updated plan show a reduced potential for growth over the existing plan. Rather than attempt to calculate the numeral effects of the changes discussed on pages 7-3 through 7-5, the authors decided that the least controversial approach would be to err on the conservative side and assume a worse case situation. The conclusion is that growth projections used throughout the EIR are probably high.

Comment 3-4: Suggests an additional impact of the "Permanent Urban Limit Line" alternative. The impact would be greater pressure on the cities to provide housing with limited sites available for development.

Response: Yes, this alternative might create such additional pressure on the cities.

4. Lorie Garcia, Heritage Council of Santa Clara County

Comment: Makes several factual corrections regarding the *Cultural and Historic Resources* chapter.

Response: The text has been changed on pages 5P-1, 2, & 4 to reflect these comments.

5. Janet Brennan, Monterey Bay Unified Air Pollution Control District

Comment: Recommends that the EIR assess the impact of reactive organic gas and nitrogen oxide emissions from buildout of the General Plan on the downwind North Central Coast Air Basin.

Response: As was pointed out in Chapter 3, *Project Description* and 5A, *Land Use*, any meaningful analysis of impact from the plan must be based on projected growth over its expected 15 year lifespan. The impact discussion in Chapter 5F, *Climate and Air Quality*, indicates no significant air quality impacts to the Bay Area Air Basin to be expected from development expected under the plan. The air quality impacts on the North Central Coast Air Basin are expected to be similarly insignificant.

6. Lee E. Bowman, Town of Los Gatos Planning Department

Although the town's comments were introduced as relating to the DEIR, most of the comments actually were directed at the proposed General Plan and did not raise significant environmental points requiring a response. Those comments on the DEIR requiring a response are described

below. The General Plan comments will be responded to by the County in the normal manner for such comments.

Comment 6-1: Suggests golf courses will have impacts on Hillsides areas and that the EIR should address the issue.

Response: The issue is adequately addressed on pages 5H-10 and 5H-11 of the DEIR.

Comment 6-2: Suggests expansion of policy R-LU 21.6 to further discourage development at or near ridgelines.

Response: The DEIR on page 5H-12 discusses a number of policies in the General Plan which mitigate the potential impact of development on ridgelines. The DEIR concludes that, with implementation of these policies, the impact of such development would be less than significant and no further mitigation is required. Two sentences on page 5H-12, however, were found to be incorrect and the text has been changed to correct the sentences.

7. Lorie Garcia, City of Santa Clara Planning Commission and City Council

Comment 7-1: Discusses a perceived impact of County General Plan policy respecting Urban Service Areas (USAs) on the availability of recreational open space areas in certain cities. Also asserts that the need for infill housing development creates pressure on limited recreational open space areas.

Response: We do not understand how County policy in favor of preserving hazard and resource areas from urban development puts additional development pressure on limited recreational open space areas within the cities. The wording on page A-16 of the General Plan which includes "areas suitable for recreational purposes" as a criterion for delineating USA boundaries is a misstatement since it does not specifically reflect either LAFCO or General Plan policy. By both General Plan and LAFCO policy, Urban Service Areas are to accommodate five years of projected growth. Such growth would encompass, among other uses, both necessary housing and recreational facilities. The analysis of housing pressure on recreational areas within cities is the responsibility of the city that holds the pertinent land use power and we support any effort by the City of Santa Clara to carry out such a study.

Comment 7-2: Discusses impact of plan on the Burrowing Owl.

Response: See response to comment 3-1.

Comment 7-3: Discusses certain noise impacts within the City of Santa Clara associated with San Jose International Airport and the role of the Airport Land Use Commission (ALUC).

Response: The analysis of airport noise impacts on areas under the land use policy responsibility of the City of Santa Clara is the responsibility of that city. The role of the ALUC is discussed in the ALUC Land Use Plan and in the General Plan EIR on page 5E-11. At this time the County proposes to continue the regulatory authority of the ALUC.

Comment 7-4: Proposes further discussion in the DEIR regarding schools.

Response: We believe the discussion in the EIR is adequate.

8. Barb Koppel, City of Cupertino

The comments actually were directed at the proposed General Plan and did not raise significant environmental points requiring a response in the FEIR. The city, however, requested that their comments be included in the FEIR. The General Plan comments will be responded to by the County in the normal manner for such comments.

Response: Comments acknowledged.

9. James J. Lenihan, Santa Clara Valley Water District

Comment 9-1: Indicates any deviations from the land use designations set forth in the Plan will need to be evaluated for their impact on flood control facilities. Urges the County to implement Policy R-LU(i)6 which proposes the RV Park study.

Response: Comment acknowledged.

Comment 9-2: Suggests a discussion of fish in the "Freshwater Habitats" section of Chapter 5C.

Response: Fish are discussed in the section introduction. No special status fish species are known to occur in Santa Clara County.

Comment 9-3: Supports the riparian buffer area policies in the General Plan. Suggests a modification of Policy R-RC 40 to include the concept of the district's streamside development policy.

Response: The SCVWD recommends modifying this or other appropriate policy to reflect their streamside development policy, which states their preferences regarding the location/setback of roads in proximity to streams. They believe such revisions would be especially appropriate for subdivisions and cluster residential developments. However, we do not believe the draft policy in question requires further revision to address the issues to which the Water District's policy is directed, on account of the following:

1. Existing draft General Plan (GP) policies and residential cluster development regulations are sufficient to ensure adequate buffers or separation of development (roads, building, & all other forms of improvements) from streams. [policies to this effect include R-RC 31-32, 36-38, and 40 and Hillside cluster policy R-LU 21(3)].
2. The other principal aspect of the Water District's policy, a stated preference for locating roads in various configurations along the stream corridor (with appropriate open space) rather than backyards, is primarily applicable to urban density residential subdivision, as illustrated by the SCVWD's publication articulating the policy, "Wanted: Creative creekside street design..." dated July 1985. Land divisions and residential development of such densities are precluded by the GP for rural unincorporated areas, unless in the form of cluster subdivisions, for which the buffer policy requirements of the GP are adequate to ensure separation of roads and building sites from the stream environment.

Comment 9-4: Supports Implementation Recommendation R-RC(i)9 and proposed Mitigation Measure 2 on page 5C-29.

Response: Comment acknowledged.

Comment 9-5: Concurs with groundwater quality discussion in Chapter 5I and hopes to work cooperatively with the County on the implementation of the District's infiltration policy. Clarifies some wording describing landslide movement on page 5K-10.

Response: The text change suggested has been made on page 5K-10.

Comment 9-6: Suggests text changes regarding storm water runoff and drainage on pages 5L-1,3, and 5.

Response: The text changes suggested have been made on pages 5L-1,2, and 3.

Comment 9-7: Discusses a particular flood prone area between Little Llagas Creek and Gilman Road and suggests the need to plan for a floodway prior to any further development in the area.

Response: Comment acknowledged.

Comment 9-8: States that the County Drainage Manual is almost 30 years old and should be updated with new information and should comply with District guidelines and methods. Suggests the responsibility for the proposed mitigation of a master storm drainage plan on 5L-12 rests with the County.

Response: See text change on page 5L-12.

Comment 9-9: Suggests numerous text change in Chapter 5M, *Water Supply and Wastewater*.

Response: See text changes listed for Chapter 5M.

Comment 9-10: Suggests changes in wording and additional discussion regarding South County Joint Area Plan policies.

Response: This section summarizes existing policies that have been jointly adopted by the County and the cities of Gilroy and Morgan Hill. The suggested changes and additional discussion are not appropriate in this context.

Comment 9-11: Suggests text change in Chapter 5M, pages 20 & 21.

Response: See text changes listed for Chapter 5M.

10. Alan La Fleur, Santa Clara County Parks and Recreation Department

Many of the comments actually were directed at the proposed General Plan and did not raise significant environmental points requiring a response. Those comments on the DEIR requiring a response are described below. The General Plan comments will be responded to by the County in the normal manner for such comments.

Comment 10-1: Concerned regarding the proposed mitigation measures for Impact #3 [golf course impact on agricultural areas] listed on pages 5A-31-32.

Response: See the text changes for the respective pages and the Summary.

Comment 10-2: Concerned regarding the proposed mitigation measures for Impact #2E [RV Parks in Hillside areas] listed on pages 5A-31.

Response: The Parks Department would be consulted during the preparation of the RV Park study.

Comment 10-3: Concerned regarding the impacts of "Roadside Services" on parklands.

Response: Any new or expanded Roadside Services uses would be evaluated for their impact on parks as well as other public services.

Comment 10-4: Mentions state and federal regulations regarding wetlands.

Response: All private and public projects must comply with state and federal regulations regarding wetlands.

Comment 10-5: Discusses policies involving riparian areas and trails. Indicates that they are not concerned with the EIR mitigations.

Response: Comments acknowledged.

Comment 10-6: Regarding mitigation #1 for Impact #1 [Critical Habitat Areas] on page 5C-26, questions the feasibility of Parks' land purchases being tied to any priority other than their acquisition program for a logical expansion of existing park boundaries.

Response: See the text changes for the page and the Summary.

Comment 10-7: Regarding mitigation #1 for Impact #2 [Incorporation of Rural Lands] on pages 5C-26-27, Parks is concerned about the impact on their trail development.

Response: The comment is based on a misreading of the impact discussion. It does not refer to trail development by the County in furtherance of an approved plan.

Comment 10-8: Regarding mitigation #1 for Impact #3 [Resource Management on Public Lands] on page 5C-27, Parks believes it is unrealistic and suggests an alternative wording.

Response: See the text changes for the page and the Summary.

Comment 10-9: Points out an alleged inconsistency regarding funding of policy implementation in the discussion of Impact #1 [Non-motorized Circulation] on pages 5D-17-18.

Response: Much policy implementation is not currently funded. This does not mean the policies are not adequate. That is why the County will be adopting implementation recommendations along with the policies and preparing annual reports to monitor implementation of the plan and the mitigation measures proposed in the EIR.

Comment 10-10: Suggests bicycle and pedestrian circulation demands be specifically called out in future transportation planning efforts.

Response: Comment acknowledged.

Comment 10-11: Believes consideration of golf courses in hillside areas is inconsistent with the land use section discussion.

Response: The County finds no such inconsistency.

Comment 10-12: Believes public lands represent a lessor risk of human exposure to landslides.

Response: Comment acknowledged.

Comment 10-13: Asserts the EIR should discuss flooding hazards in Alviso.

Response: Alviso is part of the City of San Jose and impacts to that area are discussed where appropriate in environmental documents for projects in that city.

Comment 10-14: Mentions an alleged possible impact on trail/bike route planning of GP policy R-HS 23.

Response: Comment acknowledged.

Comment 10-15: Suggests some text corrections in the Public Services chapter.

Response: See text changes for pages 5N-22, 24, 25.

Comment 10-16: Regarding mitigation #1 for Impact #2 [Cumulative Development impact on Parks] on page 5N-26, Parks believes it is unrealistic and suggests an alternative wording.

Response: See text changes for page 5N-26 and the Summary.

11. Vicki Moore, Greenbelt Alliance

Comment 11-1: Indicates support for the analysis and mitigation measures found in Chapter 5A, pages 29 through 32.

Response: Comments acknowledged.

Comment 11-2: Suggests additional wording for mitigation measure #1 for impact #5 on page 5A-33.

Response: See the proposed text change on page 5A-33 and in the Summary.

Comment 11-3: Regarding the impact of golf course projects on agricultural lands, indicates support for mitigation measure #1 [Denial of golf courses in areas designated for agriculture] for impact #3 on page 5A-31 over the mitigations presented on page 5B-18.

Response: Comment acknowledged.

Comment 11-4: Indicates support for the analysis and mitigation measures found in Chapter 5B-20-24 and 5B-27 as well as the proposed new GP policies encouraging interjurisdictional land use agreements or special area plans..

Response: Comments acknowledged.

12. Art Kaupert, Santa Clara County Department of Environmental Health

All comments in this letter relate to factual changes suggested for the EIR. Those changes are reflected in the Text Change section of this document. Regarding the final comment under Household Hazardous Waste (HHW), the text has been amended to indicate that the HHW program began in 1986. The waste generation estimates were not, however, changed in the text to reflect those provided in the memo from Sharon Dowell since the numbers are roughly the same and the impact remains insignificant.

13. David J. Bischoff, City of Morgan Hill

Comment 13-1: Says the city plans to establish an Urban Growth Boundary this fiscal year.

Response: Comment acknowledged.

Comment 13-2: Suggests a change in wording for mitigation 2 of Impact 2A on page 5A-29 and in the Summary.

Response: See the text change on the referenced pages.

Comment 13-3: Believes the measures suggested in the EIR on pages 5B-22 and 23 and in the Summary for reducing the impact of the urban expansion on Williamson Act contracted land are premature.

Response: These mitigations will be the responsibility of the cities and LAFCO and they will be establishing their respective priorities for their implementation.

Comment 13-4: Believes that mitigation measure #1 for impact 12 on page 5B-24 in the EIR is too restrictive. However, the city staff supports mitigation #2.

Response: The feasibility of mitigation measure #1 will be assessed by the Local Agency Formation Commission [LAFCO].

Comment 13-5: Discusses mitigation measure #1 for impact 12 [Countywide Cumulative Traffic] on page 5D-25 in the EIR in the context of the jobs/housing balance and the need for enhancing the job base in South County.

Response: It should be noted that this mitigation was taken verbatim from the Certified FEIR for T2010.

Comment 13-6: In the context of impact 3 [Housing Affordability] on page 5G-12-14 in the EIR, the city believes further analysis of impacts from farmworker housing is appropriate.

Response: The General Plan EIR does not exempt farmworker housing from environmental analysis. The County would evaluate any such project proposal to the full extent required by State law.

14. Thomas Rountree, Santa Clara County Transportation Agency

Comment 14-1: Updates size of the County transit system.

Response: The text has been changed on page 5D-5 to reflect this comment.

Comment 14-2: Suggests changes to page 5D-6 and Table 5D-1.

Response: The text has been changed on page 5D-6 and in Table 5D-1 to reflect this comment.

Comment 14-3: Suggests changes to page 5D-11.

Response: The text has been changed on page 5D-11 to reflect these suggestions.

Comment 14-4: Suggests an additional mitigation measure requiring developers of projects outside the current transit service to provide connecting services from their developments to the existing transit service area.

Response: The amount and scale of development which would be allowed in the County under the General Plan land use designations for those areas likely to be outside the transit service area do not justify this type of service.

15. David Wachtel, California State Department of Forestry and Fire Protection

Comment 15-1: Notes that no design standards or policies for emergency evacuation routes are referenced in the Transportation Element.

Response: The General Plan contains a number of policies relevant to fire protection, but does not go into the design details.

Comment 15-2: Indicates that the EIR does not list setbacks, road widths, and structural clearance distances.

Response: The writer is correct in noting that the General Plan presents only very general fire protection policies. The level of detail to which he refers is normally addressed by the County Fire Marshal at the time of project approval.

Comment 15-3: Believes the EIR should address water supply requirements.

Response: See response to Comment 15-2. All projects developed in the County are required to meet water supply standards.

16. Ken M. Clark, City of Menlo Park

Comment 16-1: Mentions some facts regarding San Francisquito Creek.

Response: Comment acknowledged.

Comment 16-2: Supports transportation mitigation measures in the EIR.

Response: Comment acknowledged.

Comment 16-3: Asks what are the policies protecting San Francisquito Creek from hazardous substances.

Response: Policies in the General Plan to protect all creeks in the County are referenced in various places in the EIR. Being a General Plan, there are not specific policies for each individual creek in the County.

Comment 16-4: Asks for policies that address airport related noise.

Response: A copy of the ALUC Land Use Plan is being sent to Menlo Park.

17. William Lee, Santa Clara County Transportation Agency

Comment 17-1: Suggests changes to page 5D-11 of the text.

Response: The text has been changed on page 5D-11 to reflect this comment.

Comment 17-2: Suggests text revision for page 5D-19.

Response: The text has been changed on page 5D-19 to reflect this comment.

Comment 17-3: Proposes new policies to be added to the list of substantive policy changes in the General Plan shown on page 5D-17.

Response: The list on page 5D-17 is intended to show only those policies proposed for change from the 1980 General Plan to the 1994 plan. The comment reflects the Transportation Agency's desire for additional policies in the Transportation Section of the new plan. As such, those proposed policies have been referred to General Plan staff for consideration.

Comment 17-4: Suggests text revision for page 5D-20.

Response: The text has been changed on page 5D-20 to reflect this comment.

Comment 17-5: Notes that, in addition to the San Martin station, both the Gilroy and Morgan Hill train stations serve South County commuters.

Response: Comment acknowledged.

Comment 17-6: Suggests text revision for page 5D-24.

Response: The text has been changed on page 5D-24 to reflect this comment.

18. Libby Lucas

Comment 18-1: Requests discussion of Western Pond Turtle.

Response: The text has been changed on pages 5C-12 to reflect these comments.

Comment 18-2: "The Silver Creek and Upper Coyote Creek need to be given larger scope in this significant natural area category in consideration of the serpentine and valley oak communities they support."

Response: Comments acknowledged.

Comment 18-3: Requests discussion regarding red-legged frog.

Response: Please refer to the EIR discussion regarding impacts to freshwater habitats and sensitive species habitats.

Comment 18-4: Makes various comments relating to pesticide use, riparian setbacks, watershed management plans, freshwater habitats and resources, drainage, sewer placement adjacent to streams.

Response 18-4: Comments acknowledged.

19. Jeannie and Tony Siegman

Comment: Discusses the need for a comprehensive study of traffic circulation before improvements are made to the intersection of Page Mill Road and Junipero Serra/Foothill.

Response: Comment acknowledged.

20. Robert Slimmon, Jr., Monterey County

Comment 20-1: Would like a precise estimate of projected growth in South County in order to determine potential impacts on Monterey and San Benito Counties. Is also concerned about growth resulting from the cancellation of Williamson Act contracts.

Response: Although large projects are proposed for San Benito County which might impact the Tri-County area, no such projects are anticipated in unincorporated Santa Clara County. Since there have been no substantive changes in the General Plan policies controlling densities, we assume that growth will continue in the same areas and at about the same low rate as it has for the past 14 years under the current General Plan. Note the small number of building permits issued for the South County regions over the last 14 years presented in Table 5A-2 (147 permits for the South Valley around Gilroy). The growth rate projected for Santa Clara County, as shown on Table 5A-8, is so small that it is unlikely to impact in any significant way either of the adjacent Counties.

Significant growth is also very unlikely as a result of the cancellation of Williamson Act contracts in the unincorporated area. In the first place, Santa Clara County does not generally cancel these contracts. Landowners must file for non-renewal and wait for the term of the contract to expire. While many contracts in the South County area are in the process of non-renewal, the ultimate development on those lands is still controlled by fairly restrictive zoning. The large scale agricultural areas south and east of Gilroy allow no more than one house per 40 acres. Zoning in the Hillside and Ranchland areas to the east of the city restricts development to one house per 20-160 acres, depending on the slope of the land.

Comment 20-2: Concerned that potential growth in South County will have secondary traffic impacts on neighboring counties.

Response: Per response to Comment 20-1, no significant growth in the unincorporated part of South County is anticipated. The traffic impact of all growth anticipated in the county was evaluated in the EIR prepared for the Santa Clara County Transportation Plan, T2010 in October 1991.

21. Gary J. Schoennauer, City of San Jose

Comment: Indicates the city has no comments on the EIR.

Response: Comment acknowledged.

22. Joe Browne, California Department of Transportation

Comment 22-1: Asks for clarification of wording on page 5D-1 and Figure 5D-2 respecting exceeding of theoretical capacity of certain freeways in the County..

Response: The text has been changed on page 5D-1 to clarify the wording. The cited figure was taken from page 24 of the *Santa Clara County Transportation Plan T2010, Final Plan*, March 1992.

Comment 22-2: Suggests a correction regarding HOV bypass lanes.

Response: The text has been changed on page 5D-5 to correct the wording.

Comment 22-3: Corrects wording in Table 5D-1 regarding highway projects on Route 880.

Response: The text has been changed on page 5D-6 to correct the wording.

23. Brian Hunter, California Department of Fish and Game

Many of the comments actually were directed at the proposed General Plan and did not raise significant environmental points requiring a response. Those comments on the DEIR requiring a response are described below. The General Plan comments will be responded to by the County in the normal manner for such comments.

Comment 23-1: Indicates additional sensitive species may occur in the Significant Natural Areas of Santa Clara County.

Response: See the text changes on 5C-12, 15, 24, 31, and 32 respecting the pond turtle and burrowing owl.

Comment 23-2: Commends the County's proposed mapping of habitat resources.

Response: The mapping is now completed.

Comment 23-3: Asserts opinion that loss of any acreage of any habitat type is significant

Response: The County finds such a low threshold of significance (which would in effect make the development of any single family house in the rural County a significant impact) unrealistic and we can find no justification under the California Environmental Quality Act for such an interpretation of the law.

Comment 23-4: Expresses an opinion regarding the effectiveness of mitigation measure #1 for Impact #7 [Degradation of Riparian Areas] in the Biotic Resources chapter.

Response: The County is satisfied with the potential effectiveness of the mitigation. Fish and Game has not provided information which would justify rejection of the mitigation nor has it proposed an alternative which could realistically be implemented by the County and which would mitigate the impact.

Comment 23-5: Expresses an opinion regarding the effectiveness of mitigation measure #1 for Impact #8 [Overgrazing on grasslands] in the Biotic Resources chapter.

Response: The County is satisfied with the potential effectiveness of the mitigation. Fish and Game has not provided information which would justify rejection of the mitigation nor has it proposed an alternative which could realistically be implemented by the County and which would mitigate the impact.

Comment 23-6: Suggests additional General Plan policies to protect oak woodlands.

Response: Current policies #R-RC 43-50 and implementation recommendations #R-RC(i) 12,13 found in the proposed Plan provide for the protection of and the mitigation of any impacts upon "Forest Habitats", including oak woodlands.

Comment 23-7: Expresses an opinion regarding the effectiveness of mitigation measures proposed for Impact #9 and #10 [Firewood collecting and Fire Suppression] in the Biotic Resources chapter.

Response: The County is satisfied with the potential effectiveness of the mitigation. Fish and Game has not provided information which would justify rejection of the mitigation nor has it proposed an alternative which could realistically be implemented by the County and which would mitigate the impact.

Comment 23-8: Suggests a modification of the wording of mitigation measure #1 proposed for Impact #3 [Golf Courses in agricultural areas] in the Land Use chapter.

Response: This mitigation is proposed for modification.

24. Randy Anderson, Midpeninsula Regional Open Space District

Comment 24-1: Believes Mitigation Measure 2 on page 5N-26 inadequately responds to the growing cumulative demand for parks and open space in the county.

Response: This impact is now considered "significant unmitigated".

Comment 24-2: Asserts the need for further evaluation of the impacts on public agencies of open space dedications required under the Plan.

Response: Most open space dedication associated with private development in clusters provides for ownership of the open space land to remain in private hands. Only the development rights are dedicated to the County. Only if the open space land would result in a logical extension of public open space holdings is transfer to public ownership considered. No such transfer is forced upon the recipient agencies.

Comment 24-3: Suggests additional policies respecting golf courses.

Response: Comment acknowledged.

25. Jason Marshall, California Department of Conservation

Comment 25-1: Commends County for on-going efforts to address safety impacts.

Response: Comment acknowledged.

Comment 25-2: Notes that the "Special Studies Zones" have been renamed "Earthquake Fault Zones."

Response: Comment acknowledged. The text will be amended throughout to reflect this new terminology.

Comment 25-3: Questions statement in the summary that there are no feasible mitigations for seismic hazards.

Response: The summary has been amended to include the longer statement in the text clarifying that substantial property damage and loss of life would occur in a major earthquake, regardless of the policies and regulations adopted by the County.

Comment 25-4 States that the faults removed from the Alquist Priolo Special Studies Zones were not removed due to more recent information, but rather due to revised zoning criteria. Notes that many active or potentially active faults exist outside of these particular zones.

Response: Comment acknowledged. The text on page 5K-2 will be amended to reflect this information.

Comment 25-5: Notes that the 1994 Uniform Building Code has been released and that the Department of Mines and Geology supports the use of the revised seismic standards contained therein.

Response: Comment acknowledged. The 1994 UBC will be adopted by the County within 6 months.

Comment 25-6: Suggests new references for maximum bedrock acceleration estimates.

Response: Comment acknowledged. This information will be passed on to the County Geologist.

Comment 25-7: Discusses three types of earth consolidation phenomena: subsidence, loading settlement, and seismically-induced settlement.

Response: Comment acknowledged.

Comment 25-8 Discusses issues related to the mineral resources element and policies relevant to its adoption and/or amendment.

Response: Comment acknowledged. This information will be given to the General Plan staff.

III. Text Changes

The changes listed in this chapter include significant corrections to the DEIR text. Spelling errors, margin or font corrections, or minor corrections of wording are not included. A key determinant was whether the wording of the original text should be clarified regarding [1] the environmental impact of or [2] feasible mitigations to the impacts of the Santa Clara County General Plan. The approach focuses the reader's attention on the significant changes in the discussion of the environmental impacts and mitigations.

The changes were normally initiated from one of two sources: [1] comments received on the Draft EIR during its review period or [2] changes made by County staff to [a] more accurately describe the General Plan impacts or [b] propose mitigation wording which better reduces Plan impacts either in terms of feasibility of the mitigation or its effectiveness in reducing an impact. Comment initiated changes are mentioned in the response to those comments found in the "Comment and Response" section of this FEIR Addendum. In the case of staff initiated changes, a brief explanation proceeds the specific change.

The changes are listed in the order they might be found in the DEIR text. Each change is preceded by the page where the change starts and ends. If only one page is listed, the change starts and ends on the same page. Additions are underlined and ~~deletions~~ are struck through.

Page v

Table 5A-9 ~~Distribution of Growth by Location~~
Land Use by Acreage and Location.....5A-14
Table 5A-10 ~~Land Use by Acreage and Location~~
Privately-Initiated General Plan Amendments.....5A-17
Table 5A-11 ~~Privately-Initiated General Plan Amendments~~
Land Use Designations and Allowable Densities..... 5A-24

Page 3-10

5. Land Use Map and Designations

[1st paragraph, last sentence]

Change reference to Table 5A-10 to Table 5A-9

Page 5A-15

Land Use Categories and Designations.

[1st paragraph, 3rd sentence]

Table 5A-9 shows the number of acres within each of the major land use categories and the ~~distribution of future growth by geographic location.~~

Page 5A-29

A. USA Expansions.

Mitigation Measure 3: Implement the appropriate recommendations of the Agricultural Preserve Study discussed in Chapter 5B.

Page 5A-31

E. RV Parks in Hillside Areas

Mitigation Measure 2: ~~Refrain from approving any new or expanded RV parks until the recommended study is complete.~~

Add the following policy statement to the 'Hillside' and 'Roadside Services' land use designations as R-LU 83.1 and R-LU 33.1, respectively:

"Prior to any further RV park approvals, the County conduct a study of RV parks as described in R-LU(i) 6."

Page 5A-31 & 32

Impact 3. Land Use Compatibility.

Mitigation Measure 1: ~~Deny approval for golf course in areas designated for agricultural.~~ General Plan policies R-LU 12 & 13 state that golf courses should not be allowed in the "agricultural preserve" south and east of Gilroy and that prior to any golf course approvals in other agricultural designated areas that a study should be conducted regarding golf courses.

Mitigation Measure 2: ~~If mitigation 1 is not adopted, the County should condition golf course approval on measures that will prevent adjacent lands from converting to high intensity uses. This might involve open space easements, transfers of development rights or other instruments to constrain growth around the courses.~~

Modify policy R-LU 13 to add:

“The study should evaluate environmental and land use impacts including but not limited to:

- a. compatibility with agriculture;
- b. effects on prime soils;
- c. water supply and quality issues;
- d. public service and infrastructure demands; and,
- e. growth-inducing potential.

Page 5A-32 & 33

Impact 4. Inefficient Land Use Patterns.

~~Mitigation Measure 1: The County should provide criteria for RS site designation to identify areas where RS uses are needed and appropriate over the next 15 years, consistent with the existing and expected land uses in the H, RR and R areas of the county. The criteria might include facilities to serve an existing community need, facilities that reduce the need to make long auto trips rather than encouraging them, and determining the "critical mass" needed (i.e., market size) to justify the facility. [Responsibility: Santa Clara County]~~

Mitigation Measure 1 2: Each Proposal for RS status should undergo environmental review to determine its appropriateness for the site on which it is proposed, including whether it would be growth inducing and lead to an inefficient land use pattern with costly service requirements. Modify General Plan policy R-LU 83 to add: "e. potential for growth-inducing impacts."
[Responsibility: Santa Clara County]

Page 5A-33

Impact 5. Land Use Conflicts.

~~Mitigation Measure 1: The County should more clearly and narrowly define by ordinance the types of uses that "by their nature require remote rural settings." Measures to discourage inappropriate commercial, industrial and institutional growth in the Hillside areas should be investigated and adopted prior to approving any such projects. Add an Implementation Recommendation, R-LU (i) 8, as follows: "Conduct a review of the uses permitted in 'HS' zoning district for conformity with General Plan policies governing allowable uses in areas designated 'Hillsides.'~~

Page 5B-16

Impact 2. Subdivision of Prime Agricultural Land

~~Mitigation Measure 1: The County should track future non-agricultural projects to determine the extent to which they are affecting prime agricultural land. (This is consistent with Strategy 1 which calls for monitoring the status of agricultural lands, and policy R-RC 58 which promotes adequate inventory and monitoring of agriculture land supply as a basis for overall policy decisions.) If the loss of prime agricultural land is found to be substantial, the County should require project sponsors to site buildings away from the prime soils.~~
General Plan Implementation Recommendation R-RC (i) 18 (which calls for preparation of a cumulative impact analysis of projected losses due to permanent conversion of South County agricultural lands) is adequate to mitigate this impact.

Impact 4. Golf Courses.

Mitigation Measure 1: ~~Policy LU 13 should specify that the goal of the golf study is to identify the impacts of golf courses on agricultural lands and to mitigate those impacts to a level of insignificance. The study recommendations should be focused on both the specific site for which an application is being proposed and agricultural lands as a whole. Growth-inducing impacts and the precedent that an individual project might set should be investigated as well.~~ Modify policy R-LU 13 to add: "The study should evaluate environmental and land use impacts including but not limited to:

- a. compatibility with agriculture;
- b. effects on prime soils;
- c. water supply and quality issues;
- d. public service and infrastructure demands; and,
- e. growth-inducing potential.

Impact 6. Grazing.

Mitigation Measure: ~~The County should (a) investigate the extent to which grazing has caused environmental impacts. If they are occurring, (b) it should consider supporting educational measures encouraging good grazing practices similar to what the Plan recommends regarding riparian areas [R-RC (i) 9(b)].~~ The County should await the outcome of the Santa Clara Valley Water District's "Comprehensive Reservoir Watershed Management Project," which will evaluate land use impacts on watershed quality, including grazing impacts.

Impact 7. Incompatibilities between Urban and Agricultural Uses.

Mitigation Measure: ~~For new residential developments built in close proximity to agricultural lands, buffers should be required on the residential property to reduce potential conflicts with the agricultural uses. The type (landscaping, open space, walls, etc.) and width of the buffer would be dependent upon the type of agricultural use and practices involved. The feasibility and effectiveness of buffers in different situations should be investigated as part of project review and effective buffers should be required as a condition of approval. Adopt appropriate recommendations of the forthcoming LAFCO Agriculture Preserve Study as they apply to conflicts between residential and agricultural land use.~~

Cumulative Impacts

Mitigation Measure 1: ~~The County should track the location of building permits issued for legal lots of record and determine the extent to which they are causing a loss of agricultural land. If this is found to be a substantial over time, the County shall initiate steps to compensate for this loss. (This is consistent with policy R-RC (i) 18 which supports preparation of a cumulative impact analysis of project losses due to permanent conversion of South County agricultural lands to other uses). None Feasible. This would reduce the impact to a level of insignificance. This impact remains significant and unavoidable.~~ [Responsibility: County Planning Department, Agriculture Commissioner, LAFCO]

Page 5B-23

Impact 11. Uses Permitted on Williamson Act Land.

Mitigation Measure 1: Refine Review the list of permitted uses such that they are limited to activities that need to occupy agricultural land and direct their siting to non-prime lands. are consistent with state criteria.

Page 5B-24

Impact 12. Cumulative Impacts of Urbanization on Agriculture.

Mitigation Measure 2: Implement the appropriate recommendations of the Agricultural Preserve Study sponsored by the County, Gilroy and LAFCO.

Page 5C-1 & 5C-2

Environmental Setting

[3rd paragraph]

Tables 5C-2 and 5C-3 (in the Biotic Resources Appendix) list the special status and rare and endangered species, respectively, that may be found in Santa Clara County. Lists of estuarine and freshwater fishery resources of the County follow in Table 5C-4 and 5C-5 of the same appendix.

The presence of rare, threatened and endangered species or habitat for such species was evaluated through a literature review, personal communication with local experts and correspondence from regulatory agencies in Santa Clara County. Printouts (1993) for each of the 34 USGS quadrangles in the California Natural Diversity Data Base (CNDDDB), on file with the County, were utilized to determine the locations of sensitive species and their habitats. The California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 1994) and consultation with the local chapter were used to evaluate the presence of plant species listed by CNPS. The locations of rare species based on known records on file with the CNDDDB, and riparian corridors (which are habitats of high biological value) are depicted as Sensitive Biotic Resource Areas on Figure 5C-1 and listed in Table 5C-1. Table 5C-1 lists the plant and/or animal species that have been recorded within each areas keyed to the land use designation for the area. It should be noted that additional areas of biotic sensitivity may exist within the County which have not been identified by the above programs. Plant taxonomy is according to *The Jepson Manual* (Hickman, 1993).

~~Tables 5C-2 and 5C-3 (in the Biotic Resources Appendix) list the special status and rare and endangered species, respectively, that may be found in Santa Clara County. Lists of estuarine and freshwater fishery resources of the County follow in Table 5C-4 and 5C-5 of the same appendix.~~

The *Significant Natural Areas Program* administered by the California Department of Fish and Game has identified a number of unique sites in Santa Clara County that support special status animals or plants, or plant communities of limited distribution. ~~These and riparian corridors (which are habitats of high biological values that may not contain rare and endangered species), are depicted in Figure 5C-1.~~ These areas, which range from small sites up to approximately 6,000 acres, support more than one special status species. This document is available for review at the County Planning Office. Table 5C-1 lists the plant and/or animal species that have been recorded within each areas keyed to the land use

designation for the area. It should be noted that additional areas of biotic sensitivity may exist within the County which have not been identified by the above programs.

Page 5C-3

Change the title of Figure 5C-1 as follows: ~~Significant Natural Areas of Santa Clara County~~ Sensitive Biotic Resource Areas of Santa Clara County

Page 5C-12

Wildlife Resources of the Freshwater Habitats

[2nd paragraph, 1st sentence]

Sensitive species utilizing freshwater sources include red-legged frog, Foothill yellow-legged frog, and Edgewood blind harvestman, and Western Pond Turtle. Habitat for sensitive species...

Page 5C-15

Birds

[Add after 3rd sentence]

...grassland habitats throughout the region. Burrowing Owls, which are Species of Special Concern to California and are protected under the Migratory Bird Treaty Act, are known to nest and forage in annual and perennial grasslands at lower elevations. Common passerine birds...

Page 5C-24

Impact 1 Critical Habitat Areas.

[1st paragraph, 1st sentence]

Development within rural unincorporated areas...and known habitat for state, federal and locally significant species, (i.e., red-legged frog, burrowing owl).

Page 5C-26

~~**Mitigation Measure 1:** Priority should be given to the acquisition of existing lots of record that are so constrained by sensitive resources that no developable land remains. These parcels should have priority because they only require building permits for residential development, whose issuance is not discretionary of the part of the County.~~

Mitigation Measure 2:

~~In conjunction with the regional Habitat Conservation Plan (HCP), the County should expand Policy R-RC (i) 9(b) to include an educational program and/or brochure aimed at landowners to provide information on the sensitive resources within the HCP area and best management practices (BMPs) appropriate for the preservation of biotic resources. BMP includes methods to prevent off-road recreational vehicles from entering sensitive biotic communities, preservation and enhancement of red-legged frog habitat, and recommended management practices for cattle grazing within critical habitat areas.~~

Add an implementation recommendation, C-RC(i) 11.1, as follows:

“Develop in conjunction with Regional Habitat Conservation Plans an educational program and/or materials to provide the public and landowners with information on the sensitive resources within their area and available best management practices appropriate for preserving those biotic resources.”

Implementation of the above mitigation measure, as a group, would reduce impacts to the County's known critical habitat areas to a level of insignificance. This impact remains significant and unavoidable.

Page 5C-27 & 5C-28

Impact 3. Resource Management on Public Lands.

~~**Mitigation Measure 1:** The County should develop and implement Resource Management Plans for all public lands under its jurisdiction. The Resource Management Plans should outline measures to preserve sensitive biotic resources such as fencing or exclosure of sensitive areas to recreational use. It should identify mitigation for impacts on sensitive resources including but not limited to restoration of habitat removed by trail widening, removal of predatory non-game fish in waterbodies containing sensitive amphibian species and removal of predatory bullfrogs. The County shall establish a monitoring program to assure that impacts have been avoided or mitigated to a less-than-significant level.~~

Master Plans developed for each park and their associated EIRs (a) take population growth into consideration, (b) do address resource management and (c) provide adequate mitigation in terms of any impact from recreational activities.

Page 5C-29

Impact 4. Riparian Resources.

~~**Mitigation Measure 1:** To strengthen the protection of riparian resources, Policy R-RC 37 addressing riparian corridor buffers should be adopted as an ordinance.~~

General Plan implementation recommendation R-RC(i) 10 incorporates the concept of augmenting existing policies with further regulatory measures where necessary to protect riparian areas and streams.

~~**Mitigation Measure 2:** In furtherance of R-RC 23(d), which calls for cooperative conservation planning, a long-term management plan for the protection and enhancement of the riparian systems of Santa Clara County should be developed in cooperation with other agencies (i.e. Santa Clara Valley Water District, California Department of Fish and Game). The adoption of a long-term management plan could provide the basis for inter-agency protection, restoration, enhancement and mitigation banking. Management practices that should be considered by the plan include removal of invasive non-native species, identification of natural riparian areas, and identification of degraded riparian areas appropriate for restoration and enhancement. The County should explore opportunities to obtain grants or other funding for riparian restoration projects, and the use of volunteer groups such as the Urban Creeks Council to carry out the work.~~

General Plan implementation recommendations R-RC (i) 9-10, together with related GP policies regarding stream protection, should be adequate to mitigate impacts due to development projects and alterations. R-RC (i) 9 encourages enhanced knowledge/mapping of riparian resources, review of riparian ordinances used by neighboring jurisdictions and the use of cooperative, non-regulatory measures to protect resources.

Impact 5. Screening.

Mitigation Measure 2: The County should establish criteria for screening/fencing that can be applied to various situations with flexibility appropriate to land uses and resources in the vicinity.

Modify the General Plan to add an implementation recommendation R-RC(i) 10.2 as follows: As part of cooperative educational efforts to protect riparian resources, evaluate appropriate criteria for type of screening or fencing used for reducing potential impacts.

Mitigation Measure 3: Domesticated animals such as cattle and horses currently have access to creeks and may be causing environmental damage. These activities do not require any permits from the County, so direct mitigation is not possible. The County encourages resource protection through Policy R-RC(i) 9(b) which calls for cooperative educational efforts to preserve resources. This could be extended to fencing or screening of riparian areas.

Examples of measures to reduce fencing impacts to riparian resources include the following: a) installation of fencing along the perimeter of the riparian buffer area that excludes domesticated animals from the riparian area and buffer, yet allows for movement of native wildlife (fence design of four strand wire fence with top and bottom strands barbless), b) installation of alternative off stream domesticated animal water sources, and/or c) utilization of grazing for resource management purposes (i.e., managed and timed access to riparian areas as part of a resource management plan).

Modify the General Plan to add an implementation recommendation R-RC(i) 10.1 as follows: "Develop cooperative educational efforts to address the potential impacts that domesticated animals may have on riparian areas."

Impact 6. Freshwater Habitats.

Mitigation Measure 1: Revise Policies R-RC 31-38 to explicitly provide protections to freshwater habitats in addition to creeks and streams.

Modify policies R-RC 31, and 36-37 to add "freshwater marsh," as an additional subject of these policies.

Impact 7. Degradation of Riparian Areas.

Mitigation Measure 1: Establish a policy to encourage a cooperative effort between the ranchland owners, County, state and federal agencies (i.e., U.S. Soil Conservation Service) to develop Best Management Practices (BMP'S) for the reduction of these impacts.

Modify the General Plan to add an implementation recommendation R-RC(i) 10.1 as follows: "Develop cooperative educational efforts to address the potential impacts that domesticated animals may have on riparian areas."

Impact 8 Grasslands.

[Add new paragraph after 1st paragraph]

Annual and perennial grasslands at lower elevations in the County provide habitat for the Burrowing Owl. They can also be found in vacant urban areas or even agricultural areas. The owls use existing burrows created by squirrels or by other means. Development of vacant lots in the unincorporated areas as well as infill development in the cities could result in impacts to Burrowing Owls and their habitat.

Mitigation Measure 1: ~~Through an educational and cooperative program, encourage implementation of measures that improve the habitat values of grasslands. Recommended management practices include prescribed burn programs (called for in Policy R-HS 33 of the Draft General Plan), rotation of grazing lands, grassland mowing programs, invasive non-native plant species eradication programs, and conservation of downed wood for wildlife cover.~~

Add an implementation recommendation R-RC(i) 13.1 as follows: "Encourage measures to improve the habitat value of grasslands through a cooperative, educational program."

[add after Mitigation Measure 1]

Mitigation Measure 2: Burrowing Owl surveys performed by a qualified wildlife biologist are required as part of the CEQA process where it has been determined that potential habitat may exist (lower elevation grassland or open areas with evidence of burrows or areas know to contain Burrowing owls). Mitigation measures recommended in the study should be included as conditions of approval for the project. Implementation of the above mitigation measure would reduce the impacts of new development on Burrowing Owls to a less than significant level.

[Responsibility: Santa Clara County, Cities]

Page 5D-1

Existing Highway System and Funded Improvements

[8th sentence]

Traffic volumes on I-880 and I-680 presently are at exceed theoretical capacity at the County line during most peak hours, and other freeways are approaching this level of saturated use.

Page 5D-5

High Occupancy Vehicle (HOV) Ramp Meter Bypass Lanes allow for faster freeway entrances. HOV bypass lanes are metered but the cycling rate is faster than the mixed flow lane, allowing the HOV user to enter the freeway at a faster rate. A bypass lane permits HOV lane users to proceed non-stop onto lanes at as many metered on-ramps as possible.

Existing Transit System and Funded Improvements

[3rd sentence]

In this period, the active fleet size grew from 78 to ~~512~~ 460 buses running on ~~80~~ 57 regular routes and ~~49~~ 13 express routes serving ~~114,000~~ 128,000 passengers per weekday. The light rail carries an additional 19,000. The total combined bus/rail ridership is 41.6 44.5 million passengers per year. The number of vehicles in peak service has increased decreased from 389 in 1983 to 420 375 in 1991 1994.

Page 5D-6

***Route 85:** ~~Construct~~ Completed construction of a new 18 mile long, 6-lane freeway (with HOV lanes) between Stevens Creek Blvd./Route 280 in Cupertino and Route 101 in South San Jose.

Route 880: Widen from 4 to 6 lanes (no with HOV lanes) from Old Bayshore Highway to the Route 101 to Montague Expressway; Widen from 6 to 8 to 6 lanes (with HOV) from Montague Expressway to the Alameda County line.

CalTrain: Completed the extension to Tamien Station the Gilroy Station.

Page 5D-11

[1st paragraph, 3rd sentence]

At least 2.5 million annual passengers are riding tyhe LRT today.

[1st paragraph, 5th sentence]

Each workday, eight ~~Four~~ trains operate between San Jose and Gilroy.

[1st paragraph, 6th sentence]

CalTrain carries ~~33,000~~ 21,000 passengers throughout the line per day and is expected to carry 39,000 per day by 2010.

Paratransit

[replace entire paragraph]

Paratransit services are typically door-to-door services for people who are unable to use conventionally fixed-route transit because of a disability. MTC estimates that there were over 52,000 transit-disabled people living in Santa Clara County in 1990, which represents 3.5% of the County population. According to the T2010 Plan, by 2010, this number is expected to increase to 88,000 or 5% of the County population. According to the Americans with Disabilities Act (ADA), the Transit District must develop a paratransit system that serves persons with disabilities who are unable to use regular fixed-route transit. The ADA also requires that operators of fixed-route services adhere to accessibility guidelines and other ADA requirements. Currently, all LRT vehicles and stations and most bus services are accessible to persons with disabilities. The Transit District has implemented a county-wide paratransit brokerage service and contracts with two paratransit service providers in the County, who together provide approximately 340,000 trips per year.

Page 5D-13

[3rd paragraph, 2nd sentence]

~~These are presented in the Transportation Appendix~~

Page 5D-19 & 20

Impact 4. Substandard Roads

[last sentence]

The repairs are the responsibility of the Transportation Agency, which has a maintenance and repair budget below the projected need to keep current with road deterioration.

~~**Mitigation Measure 1:** The County should undertake a comprehensive transportation plan that consolidates all of the policies and recommendations of the Draft 1994 General Plan. When implementing the transportation policies, the County, in consultation with the Transportation Agency, should establish a definite date by which to undertake and complete an assessment of current rural roadway conditions and travel demand as a preliminary step to a comprehensive plan for rural area transportation as called for in (R-TR(i) 1. The transportation plan should include consolidating numerous existing transportation planning documents into a single formal transportation plan for the rural unincorporated area. The transportation plan should identify impacted locations and measures to avoid or reduce them prior to approval of any new projects that would~~

~~exacerbate already impacted roads. Detailed circulation plans should be developed where necessary focusing on solutions to the existing and probable future problem areas. The solutions should be integrated into the transportation plan and capital improvement program. The County should prioritize the improvements and allocate resources to make them.~~

Modify the General Plan implementation recommendation R-TR(i) 5 as follows:
Survey and identify areas which may possibly need more detailed transportation planning and improvements and investigate funding sources to make the improvements.

Page 5D-24

Impact 11. Cumulative Traffic Volumes

[3rd paragraph]

The County has plans for future width lines to improve rural road capacity in concert with traffic demand to the point at which they should accommodate existing and future traffic, this could have...in an EIR. Note: The County does not have a funding source for the development of these roadways.

Page 5E-4

[Table Notes]

“b” and “c” should refer to table 5E-3 instead of 5E-2.

Page 5E-6 - Table 5E-3

Remove hash mark from before 55 under dBA for executive offices.

Page 5E-8

Road Noise

[2nd paragraph, 1st sentence]

Change reference to Appendix 5E to Noise Appendix

Page 5H-10

Agriculture (A):

~~Mitigation Measure 1: Limit golf courses to areas that are not visually prominent and can be screened from view.~~

Modify General Plan policy R-PR-14 to add: “h. visual impacts”

Page 5H-12

Impact 2

[2nd sentence]

~~visible from the valley floor of South County. The Draft 1994 General Plan policies R-RC 95 (b) .2; LU 21(£) .6; LU 25(d) protect and discourage development of natural resources and view corridors and on the surrounding ridgelines.~~

Pages 5I-4 and 5I-5

Identification of leaky fuel tanks

[Replace 1st sentence]

Local hazardous materials units identify and investigate leaky underground tanks (ensure compliance with the federal, state and local laws and regulations). The Santa Clara Valley Water District has a contract with the Regional Water Quality Control Board (RWOCB), through the County, to oversee the cleanup activities of petroleum releases only. All other oversight activities of contaminated locations (solvents, PCBs, metals, etc.) is conducted by the RWOCB. In that area of the South County under the jurisdiction of the Central Coast Regional Water Quality Control Board, all cleanup activities are regulated by that board.

Page 5I-8

Local Development Regulations

[2nd paragraph]

Both the Uniform Fire Code and the Uniform Building Code, as well as the County Hazardous Materials Storage Ordinance, include regulations...

Page 5I-13

Mitigation Measure 2

[2nd paragraph]

Responsibility: Santa Clara Valley Water District, the Santa Clara County Planning Department, and both the San Francisco and Central Coast Regional Water Quality Control Boards.

Pages 5I-10

Impact 1a.

[1st sentence]

... by state law. In 1986, the County began sponsoring one day drop-off events for collection of household hazardous wastes. Prior to that time, most household hazardous waste in the past, HHW was put in a landfill.

Page 5K-2

[second sentence, fourth paragraph]

Those faults identified as being "de-zoned" were once identified as potentially active by the State and/or County, but have since been removed from an Alquist Priolo Special Studies Zone as a result of more up-to-date information revised zoning criteria. Many active or potentially active faults exist in Santa Clara County outside of designated Alquist Priolo Special Studies Zones.

5K-10

Landslides

(2nd sentence)

While some landslides may occur as sudden, catastrophic events, the typical active landslide will move fairly slowly, at a rate of a few inches per year, with the potential to overtake roads, driveways, utilities, and structures over time. This typical landslide

movement usually occurs in a short period (hour/days) and this movement is generally what damages roads, utilities, and structures.

Page 5K-13

Geologic Ordinance

[1st paragraph, 1st sentence]

The ~~grading~~ geologic ordinance.....

Page 5L-1 & 5L-3

Stormwater Flooding

[3rd paragraph, 1st sentence]

Urban development creates a new impervious surface area, ~~which that~~ increases the total amount of stormwater runoff, thereby increasing which could increase the potential for flooding.

[4th paragraph, 6th sentence]

The lands west ... require ~~problems (handled by the SCVWD)~~. Local drainage problems are defined as those in which the tributary drainage area is less than one square mile. These issues are typically handled by the detention basins.

Page 5L-5

Drainage and Flood Control Responsibilities

[1st paragraph, 1st sentence]

In Santa Clara County, responsibility for addressing flooding is divided jurisdictionally between "local drainage" problems (handled by city and County governments) and "flood control" problems (handled by SCVWD). Local drainage problems are defined as those in which the tributary area is less than one half of a square mile. These issues are typically handled by the County and city governments through construction of curbs, gutters, inlets, and storm drains that collect runoff and direct it into the major creeks and channels on the valley floor.

Page 5L-12

Mitigation Measure 1:

The County in consultation with the SCVWD should prepare an up-to-date current Master Storm Drainage Plan which identifies the necessary improvements for area wide management. *Implementation of a Master Storm Drainage Plan would mitigate the impacts of inadequate drainage to a less than significant impact.* [Responsibility: County, Santa Clara Valley Water District].

Page 5M-1 & 5M-2

Water Sources

[1st paragraph]

The Santa Clara Valley is a semi-arid region with seasonal rainfall, which needs to be supplemented to provide an adequate, year-round supply of water. Santa Clara County's water supply consists of 1) water imported from other areas of the state, 2) ground water that is naturally recharged into the water pumped from natural underground aquifers that lay beneath the County, and 3) runoff from winter rains that is collected in surface water reservoirs. ~~water derived from surface runoff.~~ Historically, the area depended on local

groundwater for most of its water supply. Excess pumping in the early part of the century caused land subsidence, and imported water was needed to supplement local supplies. use of local water was reduced.

The District collects water in the surface reservoirs and artificially recharges both this reservoir water and the imported water from outside the county into the groundwater basin to augment the natural recharge to the groundwater basin. Even with this artificial recharging of the groundwater basin, the groundwater basin is not able to supply the total water needs of the county. Both the surface water collected in the District reservoirs and the imported water are also treated at the three water treatment plants owned and operated by the District.

GroundWater and other local sources

[1st paragraph]

Groundwater and Surface Water Other Local Sources. Local water sources can contribute approximately 203,000-217,000 acre-feet per year, or about half of annual demand during the late 1980s. Water users obtain supplies from the following local sources:

1. Natural recharge of the groundwater basin. Users' wells, pumping from groundwater basins recharged naturally or artificially by the Santa Clara Valley Water District (SCVWD) from water stored in surface reservoirs.
2. Surface wWater stored in the District SCVWD surface reservoirs and artificially recharged into the groundwater basin or treated at the District. diverted to any of the three SCVWD water treatment plants.
3. Private reservoirs.

The Santa Clara Valley is underlain by unconsolidated bay and alluvial deposits that contain substantial amounts of groundwater. These sediments include clays, silts, sands, and gravels. The valley contains three groundwater subbasins: with a maximum thickness of 1,500 feet. The boundary between the Santa Clara and Coyote subbasins is at the narrowest portion of the valley at Coyote. The boundary between the Coyote and Llagas subbasins is at the same location as the drainage divide at Morgan Hill.

(1) Santa Clara Valley Groundwater Subbasin - The Santa Clara Valley Subbasin extends from Coyote Narrows at Metcalf Road to the County's northern boundary. It is bounded on the west by the Santa Cruz mountains and on the east by the Diablo Range; these two ranges converge at the Coyote Narrows to form the southern limit of the subbasin. The subbasin is 22 miles long and 15 miles wide, with a surface area of 225 square miles. A confined zone within the northern areas of the subbasin is overlaid with a thick clay layer. The southern area is the confined zone, or forebay, where the clay layer does not extend.

The Department of Water Resources (DWR) has estimated the storage volume of this subbasin to be 1,770,00 acre-feet (Bulletin No.7). This estimate does not take into account operational constraints such as land subsidence, which will recur here if groundwater elevations drop below certain thresholds for an extended period of time; nor does it consider the need to keep groundwater levels from interfering with the District's recharge operations or causing basement flooding. The volume of groundwater storage between the subsidence threshold and the maximum that is suitable for District operations is called the "operational storage capacity." Currently, the estimated operational storage capacity of the Santa Clara Valley subbasin is 250,000 acre-feet. As further studies using the District's

groundwater model are made, the operational storage capacity of this subbasin will be refined.

(2) Llagas Groundwater Subbasin - The Llagas Subbasin extends from Cochran Road south to the County's southern boundary. It is connected to the Bolsa Subbasin of the Hollister Basin and bounded on the south by the Pajaro River (the Santa Clara-San Benito County line). The Llagas Subbasin is approximately 15 miles long, 3 miles wide along its northern boundary, and 6 miles wide along the Pajaro River. The subbasin surface area is approximately 74 square miles. A thick clay layer which extends north from the Pajaro River divides this subbasin into confined and forebay zones. In DWR Bulletin No. 7, the storage volume was estimated to be 475,000 acre-feet. District staff has estimated the operational storage capacity of the subbasin at 150,000 acre-feet.

(3) Coyote Groundwater Subbasin - The Coyote Subbasin extends from Metcalf Road south to Cochran Road and drains into both the Llagas and the Santa Clara Valley Subbasins. This subbasin is approximately 7 miles long and 2 miles wide and has a surface area of approximately 15 square miles. The entire subbasin is unconfined and has no thick clay layers. From DWR Bulletin No. 7, the subbasin storage capacity was estimated to be 76,000 acre-feet. District staff has used an operational storage volume of 55,000 acre-feet.

~~The Santa Clara subbasin is recharged principally through elevated gravels and sand along the edge of the basin. A shallow aquifer occurs at about 10 to 150 feet of depth in the basin interior. An artesian aquifer is also present at a depth of greater than 150 feet. The subbasin contains an estimated 3,225,000 acre feet of water between depths of 10 and 310 feet. Water flows from recharge areas on the eastern and western fringes of the basin toward the basin center and then toward the bay. Hundreds of wells for municipal, industrial, residential, and agricultural use have been drilled in this subbasin.~~

~~The Coyote basin contains water under unconfined conditions at depths of less than 500 feet. The principal recharge occurs through percolation through the streambed of Coyote Creek. The storage capacity of the basin is estimated at 76,000 acre feet. Water flow direction is toward the northwest. At the northern boundary of this subbasin, the Coyote Narrows, groundwater is forced to the surface by a rise in basin floor level and enters the channel of Coyote Creek. The subbasin has also been used to supply many different types of wells.~~

~~The Llagas subbasin contains water under both confined and unconfined conditions. Between Gilroy and Morgan Hill, some zones of confinement exist. South of Gilroy, the aquifer contains confined groundwater at depth. This subbasin has an estimated storage capacity of about 475,000 acre feet. Recharge occurs along the upper portions of Llagas and Uvas Creeks. Groundwater flows toward the south. Many wells have been drilled in this subbasin and have caused substantial drawdowns of water level, because the basin has limited recharge capacity.~~

Page 5M-3

Reclaimed Water. Reclamation of water, particularly the large volumes of treated wastewater currently discharged into the Bay (about 150 million gallons per day) by the County's three sewage treatment plants (see discussion under "Wastewater" below), would appear to be an obvious and simple means of increasing local water supplies while reducing the impact on the Bay. A recent study suggests that percolating or pumping reclaimed water into the valley's underground water supply is the most viable use of reclaimed water. Some local water officials have expressed doubts, however, about potential unknown

long-term health effects of such proposals and their impact on the integrity of groundwater quality. Projects that use reclaimed water for landscaping and agricultural purposes are in use and more are planned. ~~may be more feasible, although these, too, face certain obstacles.~~ Establishment of two delivery systems, one for drinking water and another for reclaimed water, has been proposed as a way to facilitate the use of reclaimed water. Projects to use reclaimed water for landscape irrigation are being considered by Palo Alto, Sunnyvale, Santa Clara, Mountain View, San Jose, and Gilroy. ~~A project to use reclaimed water for landscape irrigation is currently being considered by the City of Palo Alto.~~

Page 5M-4

[2nd paragraph, 1st sentence]

The District SCVWD has identified that it may be economically feasible to blend a potential use of 25,000 acre-feet per year of potable reclaimed water that could be blended with surface water and percolated into the groundwater basin.

Recent Trends

[1st paragraph, 3rd sentence]

"Municipal water systems" should read "public water systems."

[1st paragraph, last sentence]

Of the 21,700 acre-feet of individual pumping, approximately ~~Data on the latter source are not readily available due to limitations on the breakdown of water use; however, it was determined that~~ 6,600 acre-feet were pumped from the San Martin area of the County.)

Page 5M-5

Projected Water Supply

[2nd paragraph]

As discussed above, the SCVWD uses local and imported water sources to meet the County's water needs. On a long-term average basis, local surface water supplies provide 100,500 ~~91,000~~ acre-feet per year. During a critical dry period, local surface water supplies would provide approximately 59,000 ~~50,000~~ acre-feet per year on average, and groundwater would provide approximately 74,000 ~~40,000~~ acre-feet per year on average.

Page 5M-6

Table 5M-1

[1st note]

acre feet = 325,000 gallons ~~cubic~~-feet

Page 5M-7

Water Supply Study

[3rd sentence]

through a 10-year drought with a 1-in-100-year severity. The report is based on updated information on demand-side and supply-side management of the County's water resources. The study will address the issue of variability in imported water deliveries ~~from the San Felipe Project.~~ The preferred water supply alternative will be determined through an Integrated Resource Planning Process and finally an Environmental Impact Report on the Water Supply Overview Study.

Fresh Water Treatment

The SCVWD treats imported and local surface water at the following treatment plants:

- Rinconada Treatment Plant ... via the Almaden Valley pipeline from Calero Reservoir.

Page 5M-8

[1st & 2nd paragraphs]
Change all references to TADS to TDS.

- [1st set of bullets]
- Effluent from inadequately functioning septic systems.
 - Illegal dumping activities.
 - Leachate from landfills and dumps.
 - Leaking underground storage tanks.

Page 5M-9

- [bullets]
- Cumulative impacts from development and other general non-point sources of pollution.
 - Recreation Activities, logging, and natural occurrences such as fire, landslide and wildfire.

Regulation

[3rd sentence]
Regionally, the Regional Water Quality Control Boards (RWQCBs) the Santa Clara Valley Water District, and the Santa Clara County ~~Health Department~~ Department of Environmental Health oversee groundwater monitoring.

[2nd paragraph]
The Regional Water Quality Control Board (RWQCD) is mandated by the state to protect the water quality of water resources in the San Francisco Bay Area. Two Regional Water Quality Control Boards have authority in Santa Clara County. The San Francisco Bay Regional Water Quality Control Board (region 2) has authority in those areas that discharge to San Francisco Bay. The Central Coast Regional Water Quality Control Board (region 3) has authority in all areas which drain to the Pajaro River. Although numerous agencies. . .

Page 5M-10

[2nd paragraph, 4th sentence]
... water bodies in the San Francisco Bay Area. The Central Coast Regional Water Quality Control Board issues NPDES permits for discharges to waters that enter the Pajaro River.

[5th paragraph, 1st sentence]
The Gilroy/Morgan Hill sewage treatment plant is the primary handles handler of solids from septic tanks in Santa Clara County rural unincorporated areas, unlike other treatment plants in the County, which only serve incorporated areas. although other plants also serve unincorporated areas and accept septic tank pumpings.

Page 5M-11 - Table 5M-2

[legend]
Marine Fog Areas - A-Potential Water Resources

Page 5M-12

[2nd paragraph, 4th sentence]

~~Most of these septic systems are located in Hillside areas, in unincorporated areas outside of the cities of Gilroy and Morgan Hill in the South County areas, in some areas on the valley floor, and in areas outside of the cities of Palo Alto, Los Altos, Los Altos Hills, and Mountain View.~~

Most of these septic systems are located in the unincorporated areas of the County.

[3rd paragraph, 2nd sentence]

The life expectancy of modern septic systems. . . .

[last paragraph, 1st sentence]

~~Disease-causing~~ Pollutants in wastewater. . .

Page 5M-15

[last sentence]

~~The County does not have ordinances that relate to water supply.~~ The County has an ordinance that sets quantity standards for residential development.

Page 5M-16

[1st paragraph, 1st sentence]

... stormwater runoff. The plan also seeks to reduce pollution in the south county that does not discharge to San Francisco Bay.

Page 5M-17

B. Ordinances and Regulations . . .

[1st sentence]

~~The County does not have ordinances that relate to water quality~~ has an ordinance that relates to water quality for residential development.

Page 5M-20

[2nd full sentence]

~~Water supply shortages could be met through a combination of water reclamation, conservation, additional imported water, and storage facilities. The critical drought period might require the purchase of additional imported water and would necessitate reduced consumption.~~

Impact 2

[5th sentence]

Nitrates ~~may be~~ are produced by human and livestock waste, nitrogen-based fertilizers, and some pesticides. Nitrate contamination is believed to result from ~~accumulation of chemicals~~ agricultural activities and from septic system leachate.

Impact 2. Ground Water Quality.

Mitigation Measure 1: The County should review the results of the Nitrate Study currently being prepared by the SCVWD and along with SCVWD and other jurisdictions implement the appropriate recommendations from the nitrate management plan study.

Impact 3

[5th sentence]

To ensure that the District County is providing reliable and safe drinking water to County residents, it is necessary to protect the County's reservoir watersheds.

Impact 4.

[2nd full sentence on page]

Any land use changes or development can lead to increases in storm water pollution from increased runoff or construction activities. ~~Water quality degradation is regulated by the National Pollution Discharge Elimination System administered by the San Francisco Bay Regional Water Quality Control Board. Countywide Policy C-RC-22 calls for reduction of pollution through enhanced controls and planning regarding urban stormwater runoff. The minimization of impervious surfaces in the vicinity of streams and reservoirs should be minimized. Policy [R-RC-10B].~~ Water quality in the San Francisco Bay Region is regulated through National Pollutant Discharge Elimination System permits issued to waste water dischargers. The permitting process is administered by the San Francisco Bay Regional Water Quality Control Board and controls the quality of discharges from industrial uses, waste water treatment plants, and stormwater runoff to the Bay. Countywide policies C-RC-18 through C-RC-24 call for reduction of pollution through enhanced controls, planning and public education regarding urban stormwater runoff. Santa Clara Valley Water District Resolution No. 93-59 calls for the proper construction, use and maintenance of storm water infiltration to reduce the flow of contaminants.

N

Impact 1. School Enrollment.

~~**Mitigation Measure 1:** The County should more clearly define how project approvals can be conditioned under Policy C-GD-54 to mitigate school impacts. This would enable both project sponsors and school districts to understand and anticipate how school impacts would be handled.~~

Modify the General Plan to add an implementation recommendation, R-GD(i) 1.1 as follows: "Explore and develop more adequate mitigation of school impacts resulting from rural land development subject to discretionary approvals by the County."

[4th paragraph]

Landfills: As shown in Figure 5N-3, a total of ~~nine~~ six landfills currently serve Santa Clara County: Guadalupe, Kirby Canyon, ~~Mountain View (Vista Site),~~ Newby Island, Pacheco Pass, Palo Alto, ~~Santa Clara (All Purpose Landfill),~~ Sunnyvale and Zanker Road. Two sites are publicly owned (Palo Alto and Santa Clara), and the remaining four are privately owned.

[6th paragraph]

Land disposal sites are classified into three categories according to ~~the toxicity of the wastes they are to receive, their ability to contain wastes, and thereby protect water quality.~~ Class I sites ~~are may receive~~ solid and liquid ~~or dry~~ hazardous waste; Class II landfills ~~are approved for containment of desingated non-hazardous solid and inert wastes sites may receive solid and liquid non-hazardous wastes containing high levels of pollutants, and certain hazardous wastes;~~ and Class III sites ~~are standard municipal solid waste landfills, accepting only solid and inert non-hazardous~~ may receive non-hazardous municipal solid waste, including dewatered sludge, and acceptable incinerator ash. All ~~nine~~ six landfills in Santa Clara County . . .

Page 5N-18 - Table 5N-3

[legend]

Note that the Mountain View, Santa Clara, and Sunnyvale landfills were closed in 1993.

Page 5N-19

[2nd paragraph]

~~Three~~ Four transfer stations also serve as points of collection and separation of recyclable materials: the San Martin Transfer Station, ~~San Jose Transfer Stations and~~ Richard Avenue Recycling Facility, the Recyclery, and Sunnyvale Materials Recovery and Transfer (SMaRT) Station. The Recyclery and the SMaRT Station are state-of-the-art facilities, and are expected to increase significantly the amounts of commercial and industrial waste recycling countywide.

Page 5N-20

[2nd sentence]

Neighborhood and community ~~composing~~ composting centers should be encouraged . . .

Regulatory Agencies

[2nd paragraph]

Title 14 of the California Code of Regulations and ~~Title 7.3 of the California Government Code~~ Division 30 of the Public Resources Code establish . . . citizens. ~~One of The major goals of solid waste landfill enforcement efforts is maintenance of groundwater quality are conservation of natural resources and environmental and public health protection.~~ Standards are to be enforced by Local Enforcement Agencies (LEA) who are appointed by local governing bodies.

The Santa Clara County Department of Environmental Health, Office of Solid Waste Enforcement, acts as the sole LEA for all unincorporated areas and cities in the county, except San Jose. The County LEA issues Solid Waste Facility Permits for operation of disposal facilities and sets consults on health related standards countywide. Pursuant to the County Ordinance Code, the Office of Solid Waste Enforcement also issues permits to operate to solid waste haulers operating in the unincorporated areas of the county and responds to nuisance and public health complaints concerning solid waste. The LEA ~~It~~ also assures standards will be coordinated among federal, state, and local agencies and private parties. The County neither owns nor operates any waste facilities and has no direct role in facility development or management. LEAs can finance enforcement through a fee system. The fee is established at \$0.16/ton in all of Santa Clara County. An enforcement fee schedule has been established for solid waste collectors, and solid waste disposal and transfer facilities. The approximately \$300,000 ~~initial~~ \$370,000 annual revenue supports a comprehensive enforcement and education program.

Page 5N-21

[bullets]

- Source reduction, to reduce the generation of wastes;
- recycling and composting ~~composing~~
- environmentally safe transformation and disposal of wastes, at the discretion of the city or County.
- ~~• Transformation of wastes . . . and~~
- ~~• Landfilling . . . material.~~

Page 5N-22

County Regional Park System: The Santa Clara County Parks Department has established ~~27~~ 34 separate regional parks

Page 5N-24

Proposed Trail and Bikeway Corridors: As part of the region-wide planning process for a series of trails circling San Francisco Bay, efforts are underway to plan a network of ridge trails through Santa Clara County.

Page 5N-25

Impact 1

[3rd sentence]

Staff at the County Parks System indicate that adequate lands are available for future park expansion-acquisition. The problem remains of having enough and/or adequate facilities (e.g., picnic facilities ~~ball fields~~, etc.) within the parks to serve the population.

Page 5N-26

Impact 2. Cumulative Impacts

Mitigation Measure 1: ~~The County parks departments should monitor use of facilities in existing parks and consult with appropriate planning departments to determine how this correlates with cumulative residential development. If facilities are found to be over-utilized because of growth, future development should be required to implement recommendations of the relevant park master plans with regard to provisions for land, facilities and/or park fees. [Responsibility: Cities, County and Parks Departments.]~~

Mitigation Measure 2: The various Parks Departments should encourage use of less utilized parks in the County.

~~These measures would reduce the impact to a level of insignificance.~~

This impact remains significant and unavoidable.

[Responsibility: Parks Department].

IV. Comments Received on the Draft EIR

①

County of Santa Clara
Environmental Resources Agency
Land Development Engineering & Surveying Office



MEMORANDUM

Date: September 29, 1994
To: Hugh Graham
From: Muriel Fulford
Re: **General Plan EIR**

Clarification of the wording on page 5M-22 re. nonpoint source pollution:

Line 3:

Water quality in the San Francisco Bay is regulated through National Pollutant Discharge Elimination System permits issued to waste water dischargers. The permitting process is administered by the San Francisco Bay Regional Water Quality Control Board and controls the quality of discharges from industrial uses, wastewater treatment plants, and stormwater runoff to the Bay. Countywide policies C-RC-18 thru 24 call for reduction of pollution through enhanced controls, planning and public education regarding urban stormwater runoff. ~~The minimization of impervious surfaces in the vicinity of streams and reservoirs should be minimized~~ *(This sentence picks out just one of many equally important control measures)*

PLANNING COMMISSION MEETING OF OCTOBER 6, 1994

NEW PUBLIC HEARINGSSANTA CLARA COUNTY GENERAL PLAN

Public hearing was held to receive comments on a Draft Environmental Impact Report (DEIR) prepared for the County of Santa Clara's General Plan. Location: Countywide.

The Secretary introduced the item and indicated the staff presentation would be made by Hugh Graham, Senior Planner.

Mr. Graham gave a brief overview of the DEIR and outlined three key points that were significant in terms of Environmental review:

- 1) The updated General Plan contains basically the same policies and land use designations with virtually no change from the current General Plan.
- 2) The proposed General Plan had been divided into three basic parts: The first portion would apply countywide and is primarily advisory; the second section contains policies relating to the urban unincorporated areas with specific policies dependent on the City General Plans and; the third portion pertains to the rural unincorporated area outside the cities urban service areas where this County's land use policies have direct impact.
- 3) The most significant difference between the proposed General Plan and the current General Plan is that the proposed General Plan contains stronger Environmental Protection policies in a number of areas.

The public hearing was opened to receive comments on the DEIR for the proposed Santa Clara County General Plan and the following persons appeared to be heard.

Lorie Garcia appeared to comment on the County General Plan DEIR. She stated that she was a Planning Commissioner for the City of Santa Clara and was asked to represent the City Council and the City Planning Commission with regards to their comments on the DEIR. Ms. Garcia indicated that those parties felt that housing pressures, Burrowing Owl options and transportation issues could be more fully addressed. She noted that detailed comments would be submitted in writing. Further, she advised that she was Vice President of the Heritage Council of Santa Clara County and related some of their corrections and comments with regards to Chapter 5 which addressed Cultural and Historic Resources. Ms. Garcia added that the Heritage Council would also submit their comments in writing.

Pat Ferraro, appeared to comment on the County General Plan DEIR. He indicated that he was an elected Director of the Santa Clara Valley Water District representing District Two. He advised that he was authorized by the Board but would not specifically be making comments for the Board as a whole or staff of the water district. He noted that written comments would be submitted providing greater detail. Mr. Ferraro commented on preservation of agriculture within the County and discussed the impacts on the water quality and quantity. Further, he commented on RV Parks as a source of low income housing and the impact those parks may have on water quality.

No other persons in support of, or in opposition to the application appeared to be heard and the public hearing was closed.

3

October 6, 1994

Santa Clara County Planning Commission
County of Santa Clara Government Center
70 West Hedding Street
San Jose, CA 95110

Dear Commissioners,

RE: Santa Clara County Draft Environmental Impact Report

On behalf of the City of Santa Clara I would like to state that while the City does not have terribly significant DEIR comments, it is felt that some items could be more fully addressed, such as those dealing with housing pressures, burrowing owl options, etc.

For example, in Chapter 5C: Biotic Resources, page 5C-15, in the section on Birds there is no discussion of the burrowing owl and the section on Impacts and Mitigations, Impact 1., pages 5C-24-26, does not address the fact that burrowing owls are a big issue for infill development, and more pressure for development should be countered with specific areas set aside for relocation.

3-1

Questions on the Transportation Element 5D, page 5D-18, Impact 2, include "Is this a logical projection of traffic volumes?" and "Does this mean there will be no significant commercial development?"

3-2

The introductory paragraph, page 7-3, of Chapter 7: Alternatives Analysis, does not seem consistent with the rest of the section. The projections may be the same, are the growth potentials the same? Potential is discussed in the area following the introductory paragraph.

3-3

The question arises regarding the discussion of Environmental Impacts, page 7-15, "Overall, does a more strict policy on rural development mean greater pressure on urban infill? Do cities like Santa Clara expect even more pressure to provide housing with limited sites?"

3-4

These are some of the City of Santa Clara's comments and general concerns regarding the Santa Clara County General Plan DEIR. The City of Santa Clara will be sending a letter with additional detailed comments.

Sincerely,

Lorie Garcia, Planning Commissioner
City of Santa Clara
1500 Warburton Ave., Santa Clara, CA 95050

cc: Geoff Goodfellow

4

October 6, 1994

Santa Clara County Planning Commission
County of Santa Clara Government Center
70 West Hedding Street
San Jose, CA 95110

Dear Commissioners,

RE: Santa Clara County Draft Environmental Impact Report

Corrections and Comments relating to Chapter 5P
CULTURAL AND HISTORIC RESOURCES

Page 5P-1, third paragraph --- CORRECTION; In 1864 the San Francisco and San Jose Railroad Company (now the Southern Pacific) completed a line between San Francisco and San Jose.

(The San Francisco and San Jose Railroad was incorporated on January 18, 1860, with Judge Timothy Dame as President, to build this line. Ground was broken late in May 1861 and ther completion of the road was celebrated with ceremonies at San Jose on January 16, 1864.)

Central Railroad is incorrect.

Page 5P-2, Section Historical Resources, first paragraph,
* sentence 1 --- This should read: Historic Resources from the Spanish and Mexican eras include
(the Mexican era did not start until 1822, and several of the resources listed are from dates prior to 1822, ie. the colonists broke ground on November 29, 1777 (the approval from Spain is dated March 6, 1789) for the first site of Pueblo de San Jose Guadalupe.

The use of Mexican era only is incorrect and misleading.

* sentence 8 --- the correct name for the structure listed as Adobe Indian Dwelling is the Pena Adobe/Neophyte Indian Dwelling.

(The historic name of this adobe is the Pena Adobe and the common name is the Santa Clara Woman's Club Adobe. It was originally constructed as housing for married neophyte Indians and part of the 3rd Mission compound.)

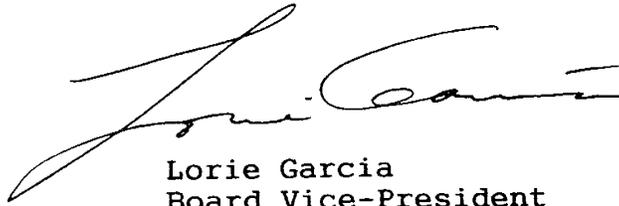
Adobe Indian Dwelling is an incomplete designation.

* sentence 9 --- The correct name for the mission is Mission Santa Clara de Asis not Santa Clara de Assisi.

To correctly spell a place-name, either the Spanish or English spelling should be used, not a mixture of both languages.

Page 5P-4, second paragraph --- In the discussion of the Information Centers it should be noted that as of 1993, they are the repositories of not only the California Archeological Inventory but also the Inventory of Historically Significant Properties. (Previous to 1993 the information of the Historically Significant Properties was housed in Sacramento. Now all data on cultural heritage resources whether pre-historic or historic are maintained at the Information Centers.)

Thank you for your consideration of the above concerns,

A handwritten signature in black ink, appearing to read "Lorie Garcia". The signature is fluid and cursive, with a large initial "L" and a long, sweeping underline.

Lorie Garcia
Board Vice-President
Heritage Council of Santa Clara County
1756 Fremont Street
Santa Clara, CA 95050

cc: Hugh Graham
County Planning Office
70 W. Hedding Street
San Jose, CA 95110



**MONTEREY BAY
Unified Air Pollution Control District**

erving Monterey, San Benito, and Santa Cruz counties

24580 Silver Cloud Court • Monterey, California 93940 • 408/647•9411 • FAX 408/647•8501

5

AIR POLLUTION CONTROL OFFICER
Abra Bennett

October 5, 1994

RECEIVED
OCT 12 1994

Hugh H. Graham
Santa Clara County Planning Office
County Government Center, 7th floor
70 West Hedding Street
San Jose, CA 95110

**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

SUBJECT: DEIR FOR SANTA CLARA COUNTY GENERAL PLAN UPDATE

Dear Mr. Graham:

Staff has reviewed the draft Environmental Impact Report for the Santa Clara County General Plan update. Staff recommends that the EIR assess the impact of reactive organic gas and nitrogen oxide emissions from build-out of the General Plan on the downwind North Central Coast Air Basin. This concern is highlighted by the Final EIR for the Long Term Wastewater Management Plan for the Cities of Gilroy and Morgan Hill, which finds that growth within those jurisdictions will have a significant adverse impact on air quality in the area and within the North Central Coast Air Basin.

Thank you for the opportunity to review the document. If you have any questions, please do not hesitate to call Douglas Kim of our planning staff.

Sincerely,

Janet Brennan
Senior Planner, Planning and
Air Monitoring Division

cc: Nicolas Papadakis, AMBAG
File: 3442
PAM/dk

CHAIR:

Fred Keeley
Supervisor, Santa Cruz County

DISTRICT BOARD MEMBERS

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Mayor, City of Del Rey Oaks

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John Myers
Mayor, City of King City

Walt Symons
Supervisor, Santa Cruz County

6



TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408) 354-6874

CIVIC CENTER
110 E. MAIN STREET
P.O. Box 949
LOS GATOS, CA 95031

RECEIVED
OCT 19 1994

**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

October 17, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, CA 95110

RE: Draft Environmental Impact Report for the Draft Revised County General Plan
File # 5722-00-00-94EIR

Dear Mr. Graham:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report referenced above and the draft revised General Plan for Santa Clara County. Overall, the revised General Plan is a good planning document which clearly states that urban growth should occur in cities, rural areas should remain rural and natural resources should be protected. Policies have been added for hillside developments which are consistent with Town policies. The revised General Plan also has some improved language on development restriction in hillside and rural areas which the Town concurs with. Good design principals for residential development have also been developed.

To meet Town concerns for hillside development, the following improvements/considerations are recommended:

1. Golf Course

The revised draft General Plan proposes policies that will place constraints on golf courses in agricultural areas, but not in hillside areas. Page 5A-31, Impact 3, of the DEIR states the potential environmental impacts of golf courses in agricultural areas. The Town believes that these impacts would be true for hillside areas as well, and the EIR should address this issue.

6-1

2. Design Principals

Staff believes that the County should expand principal R-LU 21.6 of the General Plan, to discourage houses at or near the ridgeline to ensure that there will be no visual impact. Residences at or near the ridgeline should only be approved when no other alternative exists and the site has been designed to meet County requirements for reducing the visual impact.

6-2

3. Low Density Development

The revised draft General Plans does not provide a clear definition of low density development. It is recommended that the County develop a set of criteria, in the form of performance standards that clearly defines a low-density/intensity development consistent with resource conservation goals and that clearly defines developments that are not low density/intensity and consistent with resource conservation goals.

It is further recommended that the list identified in Section R-LU 25 of the General Plan should serve as the basis for the criteria to be used by the County to develop maximum threshold standards.



Mr. Hugh Graham
Santa Clara County Planning Office
October 12, 1994
Page 2

The County should also include in this list, infrastructure improvement requirements (such as road widening, parking facilities, lighting, etc) to provide a more thorough review of the overall impact.

4. Open Space Easement Dedications for Non-Residential Development

The Development Policy Section for Non-Residential Open Space Preservation of the General Plan (R-LU 28 to R-LU 30), deals with open space dedications. A more precise definition of open space dedication requirements is recommended for non-residential development in the hillside. The County should develop ways to determine appropriate open space easement dedication requirements for non-residential development.

5. Implementation

The County Planning Department has experienced major staff cutbacks, as have most jurisdictions. Budget cuts tend to have an affect on the prioritization of planning work projects. The Town recommends that the County make the implementation of the General Plan top priority to ensure that it is done within a reasonable time period.

If you have any questions, please contact Sandy Baily at 354-6873.

Very truly yours,



Lee E. Bowman
Planning Director

LEB:SLB:sm

cc: Santa Clara County Planning Commission

SM08\LETTERS\EIR

7

THE CITY OF SANTA CLARA CALIFORNIA

PLANNING DIVISION
CITY HALL
1500 WARBURTON AVE.
SANTA CLARA, CA. 9505C
408-24-3111

RECEIVED
OCT 21 1994

**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

October 19, 1994

The Honorable Santa Clara County
Planning Commission and Board of Supervisors
c/o Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, CA 95110

RE: Draft EIR for Proposed County General Plan

Dear Planning Commissioners, Board Members, and County Staff,

In addition to the concerns expressed in our September 26, 1994 letter to you regarding the adequacy of the Draft County General Plan's discussion of Airport noise and infill housing policies, we offer the following specific comments and suggestions regarding the Draft Environmental Impact Report for the Draft Revised Santa Clara County General Plan (File #5722-00-00-94EIR). Wherever possible, these are discussed in relation to the "vision" themes or identified primary focus of the proposed Plan:

1) "Responsible Resource Conservation" - The EIR's page 5A-23 discussion of Urban Development Policies, as well as EIR page 6-1's non-discussion of avoidable long term impacts, fail to resolve inconsistencies in the Draft Plan's textual discussion on page A-16 of Urban Service Areas. Specifically, although the definition of an Urban Service Area recognizes certain factors or criteria which include "areas suitable for recreational purposes", the applicable Countywide Land Use Policy, C-GD6, does not include this factor in determination of areas unsuitable for development.

This pressure on the limited recreational open space areas of essentially-built-out communities such as ours to meet much of the need for infill housing development is a serious issue worthy of full environmental review, especially as such areas are often related to school sites not owned nor controlled by the city. This pressure is directly related to the inability of local governments to influence private lending priorities relative to housing alternatives such as through Mixed Use development consistent with the County's emphasis on intensification along transit corridors.

7-1

City of Santa Clara Comments
Draft County GP & EIR, Page 2

2) "Conservation of Natural Resources" - In Santa Clara, the Western Burrowing Owl has been the subject of much concern relative to infill development proposals. The Draft EIR's pages 5C-14 and 15 do not discuss this Species of Special Concern, nor is there resolution of more pressure for development needing to be countered somewhere in the County with specific areas set aside for permanent protection of this species (pages 5C-24-25). 7-2

3) "Livable Communities" - It would seem an opportune time for a County-updated document to provide consistency with pending County action on recent State Law changes relative to the Airport Land Use Commission (ALUC). The question of status of the ALUC regulatory role is cause for special concern regarding a forty acre site surrounded by residential neighborhoods in Santa Clara, but not yet annexed and adversely impacted by San Jose International Airport noise. There is very little discussion of San Jose Airport noise in the Draft EIR, especially regarding its constraint on the provision of additional residential neighborhoods in our City (pages 5E-11 and so on, 5E-15 and so on, 5J-3 and so on). 7-3

4) "Managed and Balanced Growth" - Throughout the EIR document, there are references to unavoidable cumulative impacts to schools that are at or near capacity (see page 6-1). There could be a discussion added regarding possible County-encouraged re-alignment of certain school district boundaries to better allocate limited educational resources.

For example, the Campbell Union School District, Campbell Union High School District, the Cupertino Union School District, and Fremont Union High School District, all extend past Interstate 280 and Stevens Creek Boulevard and into Santa Clara. 7-4

As a result, residential neighborhoods south of Pruneridge Avenue have no guarantee of retention of existing limited (2 in Cupertino Union) neighborhood school sites and related open space areas. These are important concerns relative to these predominantly-large-lot single family residential areas, and the County could encourage more stability in the neighborhoods by ensuring that school district boundaries better serve families and better protect the safety of the children in these neighborhoods (includes County pockets and City of San Jose residential areas).

There could be more detail in the required Environmental Setting section regarding the County's inter-relationship with cities and school districts and their cumulative influence on property values in the County.

**City of Santa Clara Comments
Draft County GP & EIR, Page 3**

If you have any questions, please contact our Director of Planning and Inspection, Geoffrey Goodfellow, at (408) 984-3111.

Sincerely,

A handwritten signature in black ink, appearing to read "Lorie Garcia", written in a cursive style.

Lorie Garcia
On Behalf of the City of Santa Clara
Planning Commission and City Council

cc: Geof Goodfellow

dvh11/SCCLtr2



8

RECEIVED
OCT 27 1994
**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

October 26, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, California 95110

Dear Mr. Graham:

The Cupertino City Council wishes to comment on several policies in the Santa Clara County Draft Revised General Plan.

Defining Long Term Urban Growth Boundaries (Pages A-18 to 20)

Background: A new policy is proposed which would establish urban growth boundaries, which would define an area for future city growth in a 20 year time frame; conversely, areas outside the urban growth boundaries are not appropriate for growth. Policies C-GD-19 and 20 call for establishing the boundaries to provide a 20 year urban land supply; Policy C-GD 21 defines areas that should be excluded from urban growth boundaries, such as important natural resource areas, and C-GD 22 provides for periodic review (at 5 and 10 years from delineation). An implementation measure (C-GD(i) 5 calls for a process to mutually delineate the boundaries. LAFCO is seen as the overseer of the boundaries.

Cupertino's position: The City support these policies, since they are consistent with City hillside preservation policies. If the City determines the extent of future urban development, assuming exclusion of the unincorporated hillside areas, then the remaining hillside areas are preserved for non-urban uses. Also, the frequency of ability to change the urban growth boundaries is tightened. These policies are especially beneficial coupled with policies to develop special joint area plans (see below).

Creating an Effective Countywide Planning Organization (Pages A-133 to 134)

Background: The draft County plan proposes that a mechanism be created to develop and implement a comprehensive countywide plan. Options for representation, functions and implementation are outlined. The policies envision that local authority would remain with local jurisdictions and that the Countywide Comprehensive Plan could generally be based on local general plans. However, all local jurisdictions' land use decisions that have regional significance should be consistent with the countywide comprehensive plan.

The document describes past and present countywide planning activities (Page A-131), including the Congestion Management Agency (CMA). The CMA, while focusing on transportation issues, links transportation and land use and air quality issues.

Cupertino's position: Cupertino supports the concept of countywide planning, with the following specific comments: that the CMA continue as the countywide agency dealing with these issues, and the City participate in discussions regarding formation of a new countywide planning body. The City opposes County-wide elected planning bodies.

Reform Local Government Finance to Encourage Balanced Land Use (Page A-135)

Background: Policies are proposed to reform the structure of local and state finance to “reduce the practice of fiscal zoning.” The City’s previous position on similar proposals is that fiscal equity would be very difficult to achieve given each city’s different mix of available funding sources. The complexity of this issue is magnified by long term financial obligations related to bond financing, redevelopment projects, particularly those with fiscal agreements with affected taxing agencies and long term development agreements. Also, Cupertino is “low tax” city. Sales tax is a major component of the City’s operating revenue. Any effort to redistribute existing or future sales tax could have a drastic effect on the City.

Cupertino’s position: The County should be aware of the above concerns.

Develop Special Area Plans for Appropriate Areas (Page B-4)

Background: Policies R-GD 9 to 15 provide the basis for the County entering into joint planning efforts, which is consistent with Cupertino’s Policy 2-60 (Joint Powers Agreement).

Cupertino’s position: Cupertino supports these policies, with a further statement that implementation of a joint powers agreement with West Valley cities, including Cupertino, be an implementation priority.

Mineral Resources (Pages B-43 to 46)

Background: The County General Plan contains policies designed to encourage mineral resource extraction, while ensuring that visibility, noise and traffic impacts are addressed. Cupertino’s policies are different; Policy 5-21 (Page 5-11) states: “New mineral resource extraction areas may be considered within Cupertino’s sphere of influence, but the cumulative impact of existing and proposed activity should not exceed present operations in terms of noise and traffic.”

Cupertino’s position: The County General Plan should include similar language.

Design Principles for Cluster Residential Subdivision Proposals (B-72)

Background: Policy R-LU 21 is not consistent with Cupertino’s Policy 2-47 which prohibits structures on ridgelines if visible from established vantage points, unless it is determined that significantly greater environmental impacts would occur if structures are located elsewhere. The County’s policy allows ridgeline structures as long as they do not create a significant adverse visual impact as seen from the Valley floor.

Cupertino’s position: The County policy be strengthened to prohibit ridgeline development, incorporating language similar to Cupertino’s.

Development Policies – Non-Residential Development (Page B-72)

Background: The Greenbelt Alliance recommends two changes to the Plan, which staff recommends that Cupertino support (see enclosure). One proposes clearer definition of low density development in the hillside zone, and the other proposes open space requirements for non-residential development. A statement related to golf courses is added, since the potential for golf courses exists in Cupertino’s boundary agreement area, particularly the Kaiser property.

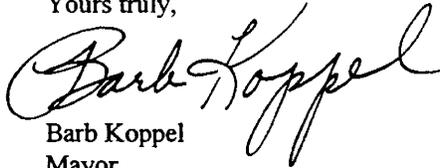
Cupertino’s position: The County should develop a set of criteria, in the form of performance standards, that clearly defines a low-density/intensity development consistent with resource conservation goals and that clearly defines developments that are not low density/intensity and consistent with resource conservation goals. The consistency of golf courses with these criteria should be specifically addressed.

The Section R-LU 25 of the General Plan should serve as the basis for the criteria to be used by the County to develop maximum threshold standards.

Related to open space requirements for non-residential development, the County should develop a more precise definition of open space dedication requirements. The County should develop ways to determine appropriate open space dedication requirements for non-residential development.

Thank you for your consideration of our comments.

Yours truly,

A handwritten signature in cursive script that reads "Barb Koppel". The signature is written in black ink and is positioned to the right of the typed name.

Barb Koppel
Mayor

cccogp

9

Santa Clara Valley Water District



5750 ALMADEN EXPRESSWAY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271

AN AFFIRMATIVE ACTION EMPLOYER

RECEIVED
OCT 27 1994

**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, CA 95110

Dear Mr. Graham:

Subject: Draft Environmental Impact Report for the Draft Revised Santa Clara County General Plan

The Santa Clara Valley Water District (District) has reviewed the subject document and offers the following comments. Additional comments relative to the text of the General Plan document will be provided by separate letter.

CHAPTER 4—COUNTYWIDE AND URBAN UNINCORPORATED AREA POLICIES

Proposal for Long-Term Urban Growth Boundaries

The District supports the concept of establishing long-term urban growth boundaries. The implementation of long-term urban growth boundaries will help protect important natural resources and will help control development in natural hazard areas, such as floodplains. We look forward to the opportunity to work with the Santa Clara County (County) and the cities in defining these boundaries.

Pages 4 to 8—Relationship Among County, Cities, and Special Districts

The District also recognizes the need to coordinate land use decisions among the various entities within the County and that individual, uncoordinated decisions can lead to conflicts in goals, implementation methods, and adverse cumulative impacts. We strongly support the effort to address issues on a Countywide basis. While the District has no authority in land use decisions within the County, its flood control, water supply, and water quality programs must react to land use decisions made by other governmental agencies. A coordinated effort throughout the County could be proactive in addressing issues before adverse impacts develop.

CHAPTER 5A—LAND USE

Impacts and Mitigations

Changes in land use, as may occur through the granting of use permits or changes in land use designations that differ from the 1980 General Plan, may impact the quantity of runoff directed to flood control facilities, particularly in the south county and east foothills. While the 1994 General Plan will, for the most part, maintain 1980 land use designations, impacts to flood control facilities will need to be evaluated for any land use deviations.

RV Parks in Hillside Areas

The conversion of agricultural land to recreation vehicle parks is of concern to the District. The facilities are an intense use of land that the District assumed would remain agricultural. Unless these facilities are cited and designed properly, they can cause impacts to flooding, groundwater quality, and storm water quality. We urge the County to implement the study of RV parks as stated in Policy R-LU(i)6.

9-1

CHAPTER 5C—BIOTIC RESOURCES

Page 5C-10—Freshwater Habitats

While there are detailed descriptions for amphibians, reptiles, birds, and mammals, we suggest a discussion of fish be included in this section.

9-2

Page 5C-20—Riparian and Freshwater Resources

Buffer areas near riparian areas and reservoirs are not only valuable for water quality and habitat protection, they can also aid in the construction of flood control improvements. The buffer areas, as proposed in the General Plan's Resource Conservation Chapter, will keep development away from riparian areas so that the District has greater flexibility in designing flood control improvements.

9-3

The District recommends that Policy R-RC40 (or other appropriate policy) be modified to include the concept of the District's streamside development policy. This policy provides guidance to the County and cities for developments to locate roads next to and set back from creeks. This would be appropriate for subdivisions and cluster residential developments. Enclosed is a copy of the policy.

Page 5C-28—Impact 4—Riparian Resources

The District is actively supporting watershed management efforts in the County. We look forward to working with the County, cities, and all other stakeholders in the watersheds to best protect and enhance our natural resources and manage flood hazards. The District supports the establishment of a riparian values education roundtable (RIVER) as stated in R-RC(i)9 of the General Plan.

9-4

Mitigation Measure 2 discusses a long-term management plan for the protection and enhancement of riparian systems in cooperation with other agencies. Such a plan is consistent with District policies concerning habitat protection, erosion control, water quality, and flood control.

CHAPTER 5I—HAZARDOUS SUBSTANCES

In general, the District concurs with the groundwater quality issues (i.e., leaky underground storage tanks, Storm Water Infiltration Devices, nitrates) discussed in the report. We hope to work cooperatively with the County on the implementation of the District's infiltration policy, which will help protect our groundwater supplies from contamination caused by infiltration devices.

CHAPTER 5K—GEOLOGY

9-5

Page 5K-10

The Draft Environmental Impact Report (DEIR) states that a "typical active landslide will move fairly slowly, at a rate of a few inches per year . . ." This can be misleading as a "typical landslide" may tend to move a few inches in a year, but that movement usually occurs in a short period (hours/days). This movement is generally what damages roads, utilities, and structures.

CHAPTER 5L—FLOOD HAZARDS

Pages 5L-1 through 5L-5

Modify language of first sentence in the fourth paragraph to read: "Urban development creates a new impervious surface area that increases the total amount of storm water runoff, which could increase the potential for flooding."

The last sentence on page 5L-1 continuing through the first three sentences on page 5L-3 are unclear. The first sentence on page 5L-3 should say local drainage is less than one-half square mile. The first sentence on page 5L-5 also should be clarified that local drainage is defined as areas draining less than one half of a square mile.

9-6

Page 5L-6—South County Joint Area Plan

This section includes a discussion on the need for land use planning relative to flood control facilities and the need to limit development in flood prone areas. An area in which this need is particularly important is the area of existing overbank flooding between East Little Llagas Creek and Gilman Road. A possible solution to solving the flooding due to the inadequate capacity of Llagas Creek is to reserve a floodway or possibly construct a bypass channel parallel to Llagas Creek. The land use designation for the floodway or bypass channel should be identified and planned for at this time, prior to further development of the area.

9-7

Page 5L-7—County Drainage Manual

To our knowledge, the County Drainage Manual was prepared in 1966. This manual should be updated with new information and should comply with District guidelines and methods. Compliance with District hydrology methods, which were used by Federal Emergency Management Agency for the development of flood hazard maps, will assure that assumptions made relative to site runoff and local drainage facilities are consistent with the assumptions made in the design of flood control facilities.

9-8

Page 5L-12—Drainage—Mitigation Measure 1

The responsibility for local storm drainage and hence the proposed master storm drainage plan rests with the County. A master plan for local drainage facilities may include storm drain lines and a regional detention basin(s) which should be developed by the County in consultation with the District.

9-8

CHAPTER 5M—WATER SUPPLY AND WASTEWATER

The sources of water are correctly identified as (1) imported water which includes Hetch Hetchy, State Water Project, and Central Valley Project water supplies, (2) local water which includes water collected in the District surface water reservoirs, San Jose Water Company reservoirs, and natural groundwater. However, the amount of groundwater that is pumped from the groundwater subbasins is possible because the District recharges the surface water from the reservoirs and the imported water from the State Water Project and the Central Valley Project. The groundwater subbasins and the three water treatment plants serve as water treatment facilities.

Page 5M-1—Water Sources

We suggest modifying this section as follows: The Santa Clara Valley is a semi-arid region with seasonal rainfall, which needs to be supplemented to provide an adequate, year-round supply of water. The County's water supply consists of (1) water imported from other areas of the state, (2) groundwater that is naturally recharged into the underground aquifers that lay beneath the County, and (3) runoff from winter rains that is collected in surface water reservoirs. Historically, the area depended on local groundwater for most of its water supply. Excess pumping in the early part of the century caused land subsidence, and imported water was needed to supplement local supplies.

9-9

The District collects water in the surface reservoirs and artificially recharges both this reservoir water and the imported water from outside the County into the groundwater basin to augment the natural recharge to the groundwater basin. Even with this artificial recharging of the groundwater basin, the groundwater basin is not able to supply the total water needs of the County. Both the surface water collected in the District reservoirs and the imported water are also treated at the three water treatment plants owned and operated by the District.

Groundwater and Local Sources

This section should be titled: **Groundwater and Surface Water Local Sources**, and should be revised as follows: Local water sources can contribute approximately 203,000 acre-feet per year, or about half of annual demand during the late 1980s. Water users obtain supplies from the following local sources:

1. Natural recharge of the groundwater basin.
2. Surface water stored in the District reservoirs and artificially recharged into the groundwater basin or treated at the District water treatment plants.
3. Private reservoirs.

The following text in this section describing the three groundwater subbasins should be modified using the following information:

Santa Clara Valley Groundwater Subbasin

The Santa Clara Valley Subbasin extends from Coyote Narrows at Metcalf Road to the County's northern boundary. It is bounded on the west by the Santa Cruz mountains and on the east by the Diablo Range; these two ranges converge at the Coyote Narrows to form the southern limit of the subbasin. The subbasin is 22 miles long and 15 miles wide, with a surface area of 225 square miles. A confined zone within the northern areas of the subbasin is overlaid with a thick clay layer. The southern area is the confined zone, or forebay, where the clay layer does not extend.

The Department of Water Resources (DWR) has estimated the storage volume of this subbasin to be 1,770,000 acre-feet (Bulletin No. 7). This estimate does not take into account operational constraints such as land subsidence, which will recur here if groundwater elevations drop below certain thresholds for an extended period of time; nor does it consider the need to keep groundwater levels from interfering with the District's recharge operations or causing basement flooding. The volume of groundwater storage between the subsidence threshold and the maximum that is suitable for District operations is called the "operational storage capacity." Currently, the estimated operational storage capacity of the Santa Clara Valley Subbasin is 250,000 acre-feet. As further studies using the District's groundwater model are made, the operational storage capacity of this subbasin will be refined.

Llagas Groundwater Subbasin

The Llagas Subbasin extends from Cochran Road south to the County's southern boundary. It is connected to the Bolsa Subbasin of the Hollister Basin and bounded on the south by the Pajaro River (the Santa Clara-San Benito County line). The Llagas Subbasin is approximately 15 miles long, 3 miles wide along its northern boundary, and 6 miles wide along the Pajaro River. The subbasin surface area is approximately 74 square miles. A thick clay layer which extends north from the Pajaro River divides this subbasin into confined and forebay zones. In DWR Bulletin No. 7, the storage volume was estimated to be 475,000 acre-feet. District staff has estimated the operational storage capacity of the subbasin at 150,000 acre-feet.

9-9

Coyote Groundwater Subbasin

The Coyote Subbasin extends from Metcalf Road south to Cochran Road and drains into both the Llagas and the Santa Clara Valley Subbasins. This subbasin is approximately 7 miles long and 2 miles wide and has a surface area of approximately 15 square miles. The entire subbasin is unconfined and has no thick clay layers. From DWR Bulletin No. 7, the subbasin storage capacity was estimated to be 76,000 acre-feet. District staff has used an operational storage volume of 55,000 acre-feet.

Page 5M-3—Reclaimed Water

The first sentence should state that the total volume of effluent from the sewage treatment plant is about 150 million gallons per day. The third sentence should read: "Some local officials have expressed doubt . . ." The fourth sentence in this section should be modified to read: "Projects that use reclaimed water for landscaping and agricultural purposes are in use and more are planned." In the last sentence, projects to use reclaimed water for landscape irrigation are being

considered by Sunnyvale, Santa Clara, Mountain View, San Jose, and Gilroy in addition to Palo Alto.

Page 5M-4—Water Demand

Modify the last sentence of the first paragraph as follows: "Of the 21,700 acre-feet of individual pumping, approximately 6,600 acre-feet were pumped from the San Martin area of the County."

Page 5M-4—Water Demand (Second Paragraph)

The first sentence should read: "The District has identified that it may be economically feasible to blend 25,000 acre-feet per year of reclaimed water with surface water and percolate it into the groundwater basin."

Page 5M-5—Projected Water Supply (Second Paragraph)

The District's Water Supply Overview Report should be completed by the end of November and will reflect slightly different numbers than those referenced in this section. Replace 91,000 acre-feet with 100,500 acre-feet, 50,000 acre-feet with 59,000 acre-feet, and 40,000 acre-feet with 74,000 acre-feet. Values in Table 5M-1 should also be modified to say "acre-foot = 325,850 gallons. . ." and for other modifications, contact Bill Molnar of our Water Resources Development Division.

Page 5M-7

Delete the word "year" in the reference to 1 in 100 year severity in the third sentence. The District's Overview Study will address the issue of variability in imported water deliveries. Delete "from the San Felipe Project." The preferred alternative will be determined through an Integrated Resource Planning Process and finally an Environmental Impact Report.

9-9

Water Treatment (delete "Fresh")

The District treats imported and local surface water at its three water treatment plants. In the discussion relative to the Rinconada Water Treatment Plant, delete the words "from Calero Reservoir."

Page 5M-8—Surface Water Quality

The common reference to total dissolved solids is TDS.

Groundwater Quality

Include with bulleted items: "Leachate from landfills and dumps" and "Leaking underground storage tanks." Include with bulleted items for potential pollution sources in rural areas: "Recreation Activities, Logging, and Natural Occurrences such as fire, landslide, and wildlife."

Page 5M-11

The figure shows marine fog areas and locations where nitrate concentrations may be injurious to infants. The title "Water Resources" is not applicable.

Page 5M-15—South County Joint Area Plan Water Supply Policies

Modify the first sentence to read “New development in South County should not exceed the water supply, and water resource management should be more effective through watershed protection percolation and conservation.” Terminology in the fifth sentence should refer to individuals rather than jurisdictions, as most pumping in South County is by individuals.

Page 5M-16—South County Joint Area Plan Water Quality Policies

This section discusses impacts to water quality from septic disposal. A discussion should also be included relative to agricultural practices and potential contribution to the nitrate problem. With appropriate incentives, additional use of reclaimed water could be encouraged to meet future water demands.

9-10

Page 5M-20

Replace the second sentence beginning with “The critical drought period” with “Water Supply shortages could be met through a combination of water reclamation, conservation, additional imported water, and storage facilities.

Page 5M-21—Impact 3

Modify fourth sentence to indicate that the District, not the County, is providing reliable and safe drinking water.

9-11

We appreciate the opportunity to review the DEIR and the Draft General Plan.

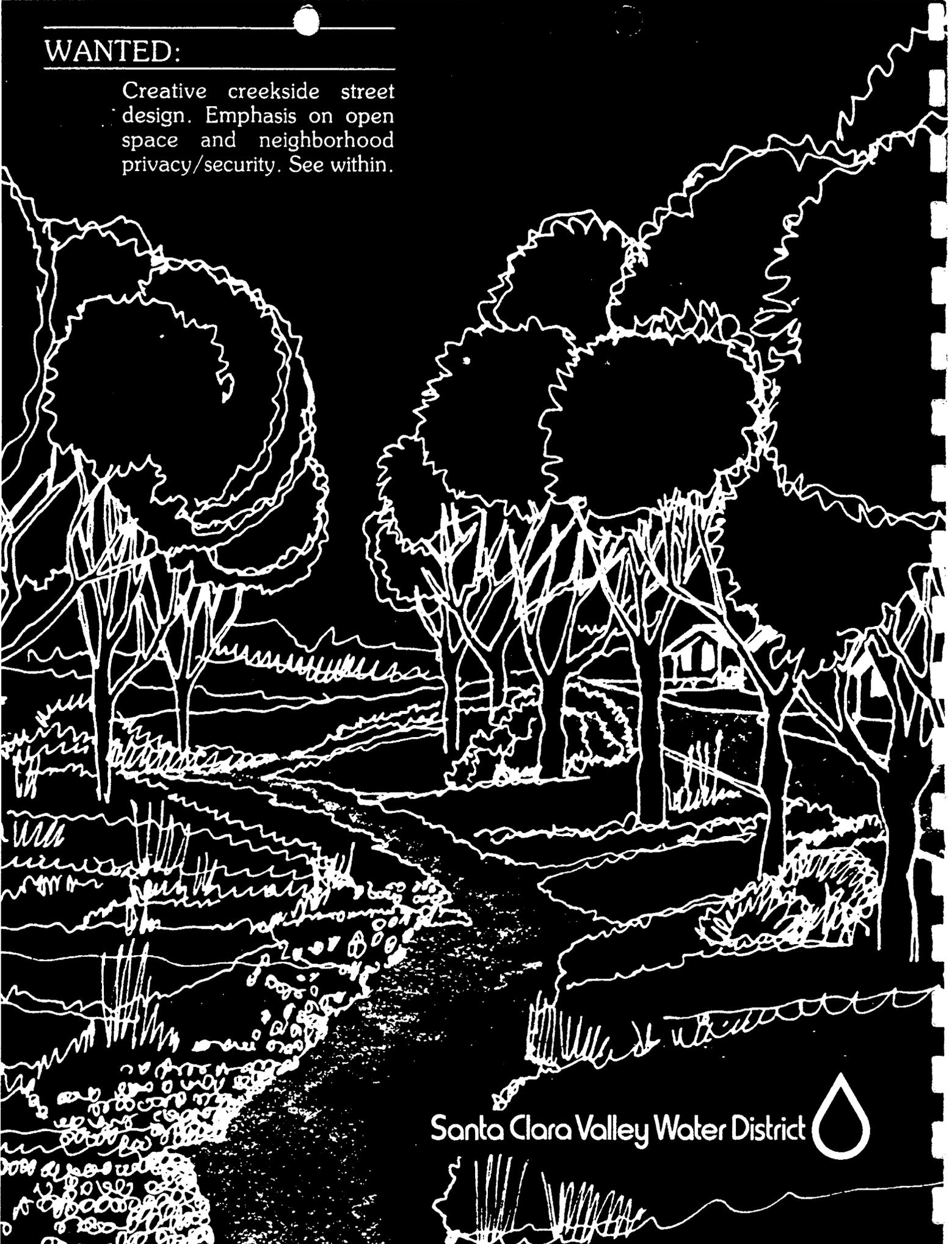
Sincerely,


James J. Lenihan
Chairman/Board of Directors

Enclosure

WANTED:

Creative creekside street design. Emphasis on open space and neighborhood privacy/security. See within.



Santa Clara Valley Water District



**NEXT TIME THERE IS A
RESIDENTIAL DEVELOPMENT
ADJACENT TO A CREEK
LET'S PUT –
STREETS & OPEN SPACE
NOT – BACKYARDS
NEXT TO THE WATERWAY.**

THIS WILL:

- Provide more homeowner privacy and security
- Generally equal or better the development's lot yield
- Provide more usable open space
- Often make homes more valuable
- Enhance creekside and neighborhood environments.

Try t

Paralle



Or this
Loop S



Or this
Cul-de



Try this - - -

Parallel Streets

Santa Clara Valley Water District challenges you to adopt a different yet practical approach to creekside development.

Look around. There are many examples of creeks which have been sandwiched by residential backyards. Stripped of vegetation, straightened, smoothed off and made more efficient for flood protection, these sterile waterways have often been hidden from view.

Talk to the people who live behind the creek access road fences, and they will tell you plenty about their loss of privacy and security. Motorcyclists, vandals and other intruders often find the hidden channels to be perfect corridors for illegal and disruptive activities.

The challenge is to design future creekside developments which will eliminate those problems and create a whole new set of social and environmental advantages.

Use of parallel streets or one of the other street alternatives shown in this brochure would do just that. It's important to note that all of the street designs can be applied to any natural or man-made waterway.

Parallel streets (often the best alternative from the privacy/security perspective), loops and cul-de-sacs generally will allow maximum site lot yield or maximum lot investment return for the developer.

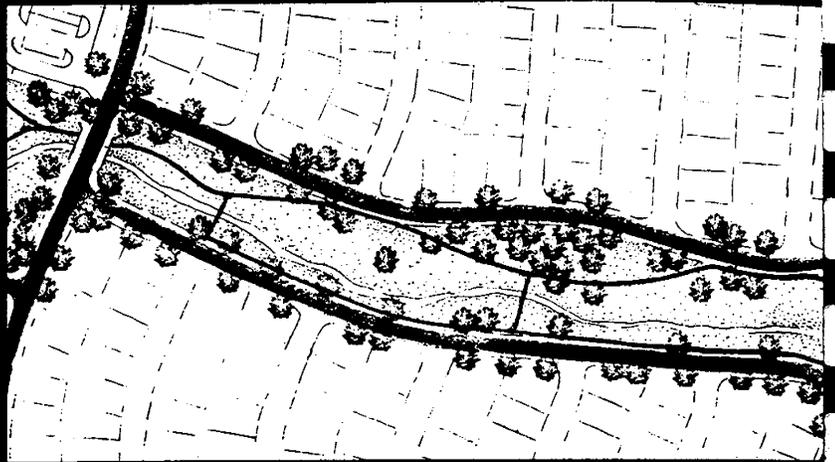
We've got plenty of evidence to support this and we hope you will take a good, close look at the facts.

Another thing to look at are the creeks which may be in the path of future development. Coyote, Guadalupe, Calero, Alamos, Llagas, Uvas—beautiful names from our past which mark vestiges of wild creeks which must be preserved for our children.

Santa Clara Valley Water District is committed to protecting our waterway heritage and protecting people from flooding. We are also committed to not creating privacy/security problems for citizens. These goals are entirely compatible. They're achievable, too, with your support.

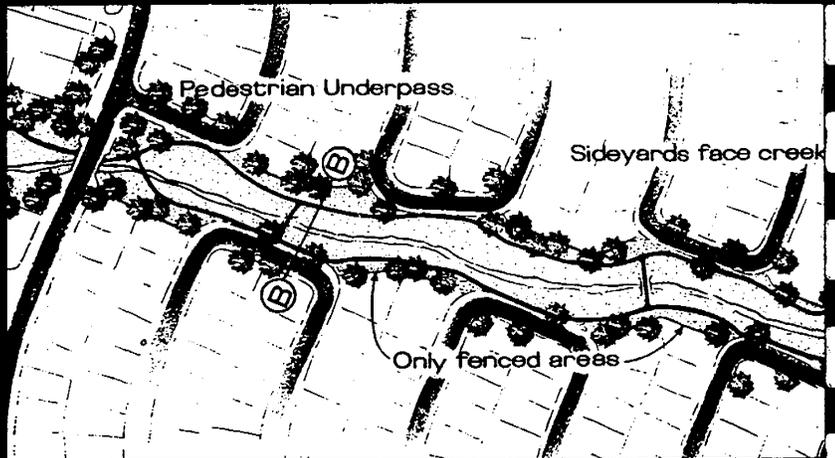
Planners, designers, engineers, developers, political jurisdictions—we need help from all of you to succeed. We can show how the use of alternative street designs, floodplain zoning, modified floodplains, realigned channels or other methods can preserve our natural creeks and enhance creekside developments.

Let's get together now—before you put plans on paper or make final design decisions. Working together, the challenge outlined here can be met.



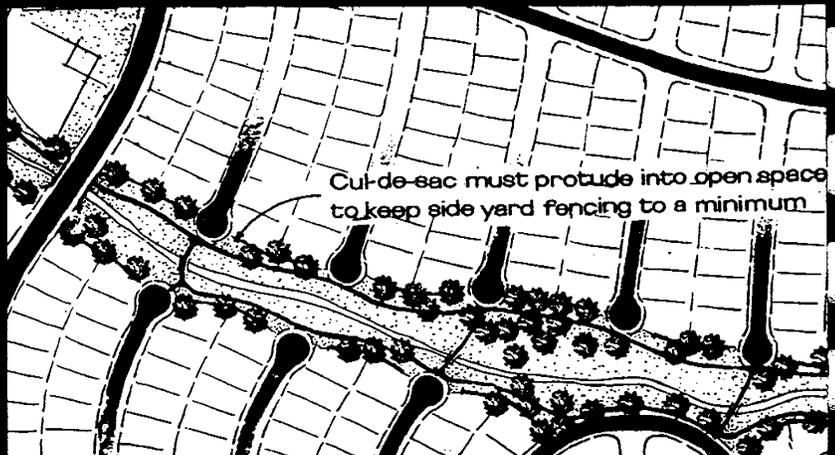
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Loop Streets



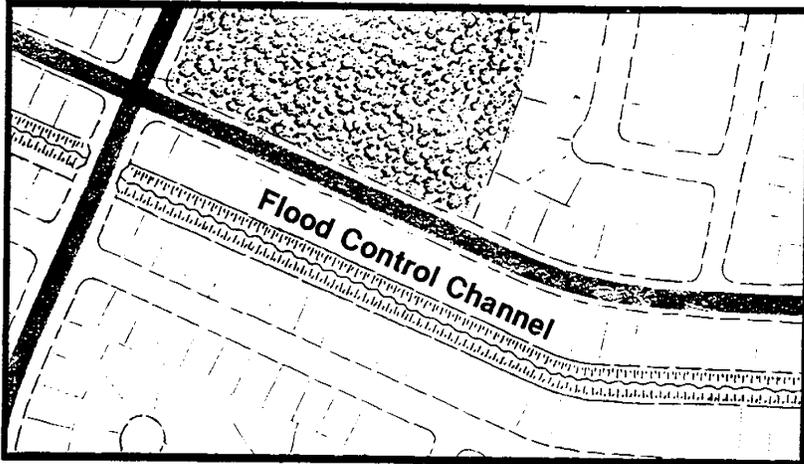
Or this - - -

Cul-de-sac Streets



Instead of This

Creek Between Backyards



- Attract litter, vandals and motorcycles
- Separate neighbors
- Waste valuable open space
- Hazardous to youngsters exploring creek
- Boring, outmoded single purpose land use



Want all the facts? Call the water district's
Project Development Branch: (408) 265-2600

Maximum homeowner privacy and security
Passing motorists can enjoy the beauty of linear open space
Motorists have more access to linear open space when it is a public park
No backyards or sidewalks fronting creeks
May reduce flood protection maintenance costs

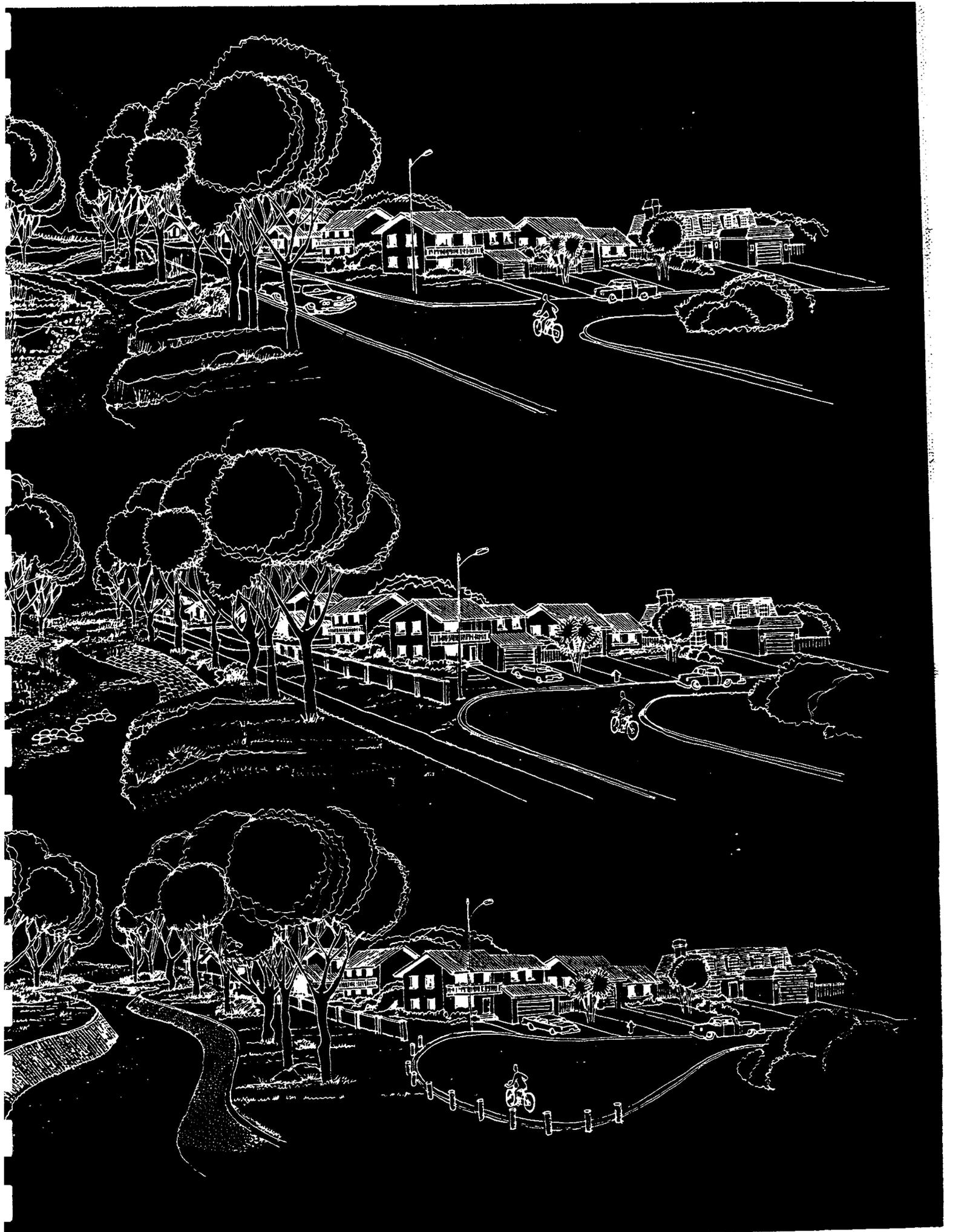


Minimize number of homes exposed directly to creeks
Liberal access to open space by neighborhood residents and motorists
Staggered loops give more visual open space than cul-de-sacs
Pedestrian oriented
Minimum fencing along linear open space compared to old "backyard facing creek" plan
Maximum lot yield with curving loops



Homeowners prefer over other street types
Pedestrian oriented
Maximum use of linear open space by residents
Allows good physical and visual access to linear open space







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General Manager

John T. O'Halloran

Santa Clara Valley Water District

5750 Almaden Expwy, San Jose, CA 95118, (408) 265-2600



Revised
July 1985
1st Printing
January 1979

County of Santa Clara

Environmental Resources Agency
Parks and Recreation Department

298 Garden Hill Drive
Los Gatos, California 95030
(408) 358-3741 FAX 358-3245
Reservations (408) 358-3751 TDD (408) 356-7146



October 28, 1994

Mr. Hugh Graham, Senior Planner
Planning Office
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street
San Jose, CA 95110

RECEIVED
OCT 28 1994

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

**SUBJECT: SANTA CLARA COUNTY GENERAL PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
FILE #: 5722-00-00-94EIR**

Dear Mr. Graham:

We have reviewed the subject DEIR and have provided comments on policies that pertain to the County Parks Department. In some cases we have correlated the DEIR Chapter with the General Plan Chapter and indicated the specific policy(s) at issue and have provided a discussion pertaining to the particular issue. In other cases we have simply provided comments with reference to page. Our comments follow:

DEIR Chapter: 5A Land Use (pg 5A-19)
GP Chapter: Land Use Policies (pg B75)

General Plan Policies at Issue:

GP Policy R-LU 58 (New Policy); DEIR Policy 4: Residential development may be clustered provided that the open space portions of the development are protected as permanent open space.

Comments:

This policy makes no distinction between *public* or *private* "permanent open space". This could potentially be an issue for the Parks Department in the event that we are pressured to take lands which are inconsistent with our mission and our acquisition policy. While there may be times "protected open space lands" could be an asset to the Parks Department (when it would logically expand our park boundaries), at other times, when there are isolated pockets, these lands could create burdens on the park system with little benefit. We would suggest that more guidelines need to be established with this policy to ensure that public agencies are not burdened with inappropriate dedication of open space lands. These guidelines could be tied to our acquisition policy/program which was approved by the Board of Supervisors in March, 1993.

DEIR Chapter: 5A Land Use (pg 5A-20)
GP Chapter: Land Use Policies (pg B-70), Resource Conservation (pg B-36)



Hugh Graham, Planning Office
Santa Clara County General Plan
DEIR

October 28, 1994
Page 2

General Plan Policies at Issue:

Policy R-LU 7 (new policy substituted for old policy LU89) "...the site (solid waste disposal facilities) shall be reclaimed for subsequent open space issues, including....parks..."

Policy R-RC 29 This policy should be consistent with Policy R-LU 7

Comments:

Modifications proposed: "Both policies should specifically address need for future land uses at waste disposal sites to be compatible with habitat preservation goals and to be able to meet human health and safety regulations. This policy is probably a potentially significant safety improvement over the former policy which required sites be returned to the general land use designations of the surrounding area (especially when linked with policy C-PR 75). However, Parks Departments have taken over several areas that have required costly mitigations because of their prior use, including landfills. While there are some land fills in the County that are functioning well as parks (i.e. Shoreline at Mt. View), we have concerns about parks departments being coerced into taking on these lands for public use.

DEIR Chapter: 5A Land Use (pg 5A-21)
GP Chapter: Parks and Recreation (pg A-68)

General Plan Policies at Issue:

Hillside policy LU (1980) identifies permitted uses including "parks".

Ranchland LU38 (1980) articulates allowable uses including "low intensity recreation".

C-PR 13 (new policy) High intensity public recreation uses should not be allowed in areas where comparable private development would not be allowed.

Comments:

Since parklands and open space do not come under their own zoning, but are allowable uses within any land use, these policies could potentially impact future park developments in lands with these land use zones. This tone is further enforced by new policy C-PR 13. These policies could substantially impede the department's ability to fully develop some of our more high use intensity master plans such as Coyote Lake County Park and Anderson Reservoir. The General Plan needs to acknowledge the recreational needs of the entire County, some of which includes high intensity use on our public lands. Through our master plan process, considerable time is spent balancing the needs of County recreational users vs. the needs of adjacent landowners and citizens interested in minimal development of parklands. We would prefer that this policy be reworded to state that high intensity uses should be compatible with adjacent land uses and environmental conditions.

DEIR Chapter: 5A Land Use (pg 5A-25, 5A-31)

General Plan Policies at Issue:

R-LU 12 No permit or other application may be accepted for the purpose of establishing a golf course/country club with the agricultural preserve," consisting of those lands designated "Agriculture-Large Scale" south and east of Gilroy.

DEIR Mitigations of Concern:

Mitigation 1 Deny approval for golf courses in areas designated for agriculture.

Mitigation 2 If Mitigation Measure 1 is not adopted, the County should condition golf course approval on measures that will prevent adjacent lands from converting to high intensity uses. This might involve open space easements, transfers of development rights or other instruments of to constrain growth around the courses.

Mitigation 3 Conduct the study called for in proposed policy LU13 to assess the impacts of golf courses.

10-1

Comments:

This policy could potentially limit the department's ability to expand our existing golf courses or to develop new courses, especially along Coyote Creek and possibly Anderson and Santa Teresa. This could potentially place an additional burden on our operations staff and on golf course users. We are also concerned about this policy's impact on private golf course development. Although private golf courses can encourage residential development, they do fulfill the growing demand for this recreational activity that may not be entirely met by public courses. Our records indicate that usage is increasing in our public golf courses. We expect this trend to continue in the foreseeable future. The draft general plan does not acknowledge this growth or propose options for handling it. The policies proposed are limiting and could potentially affect a significant user group within the County.

DEIR Chapter: RV Park Discussion (pg 5A-25, 5A-26, 5A-31)

GP Chapter: Land Use Policies (pg B-72, B-73)

General Plan Policies at Issue:

R-LU 26 For recreational, commercial, or other uses which permit or involve overnight accommodations for temporary guests, allowable densities and the design of the development shall also adhere to the following principles:

- a. proposed densities must be consistent with the scale of the allowed recreational or commercial use, if applicable:

10-2

R-LU 32 The maximum allowable densities for private recreational vehicle parks should be guided by the densities of development within rural public campgrounds and recreational vehicle parks.

DEIR Mitigations of Concern:

Mitigation Measure 3: Abide by study findings for appropriate densities such that RV parks can be adequately served and are consistent with the intent of the underlying land use designation of the vicinity.

Hugh Graham, Planning Office
Santa Clara County General Plan
DEIR

October 28, 1994
Page 4

Comments:

Since the study proposed as mitigation has not yet been completed, it is unclear from Mitigation Measure 3 how these policies might impact the Parks Department. The mitigation could potentially impact future campground development in our parks. It appears that the Parks Department could be tied to the low densities required of hillside and ranchlands.

10-2

DEIR Chapter: 5A Land Use (pg 5A-32)

GP Chapter: Land Use Policies (pg B-77)

General Plan Policies at Issue:

R-LU 80 "Roadside services shall consist of a limited number of private facilities and businesses serving the motoring public in dispersed locations" where it would apply to "recreational facilities that require a rural setting" Policy R-LU 82 Allowable Uses.

DEIR Mitigations of Concern:

The primary place where Mitigation 1 "criteria for RS services" could apply would be with relation to staging areas for trail heads.

10-3

Comments:

Parks would want to limit roadside services that would: 1) encourage "driving for pleasure" (as opposed to taking alternative transportation); 2) would encourage inappropriate access to our parks; 3) would create inappropriate maintenance/patrol burden on parks staff; and 4) would promote disturbance of private landowners adjacent to our parklands.

DEIR Chapter: 5C Biotic Resources (pg 5C -20)

GP Chapter: Resource Conservation (pg B -35)

General Plan Policies at Issue:

R-RC 26 (d and e) Within wetland areas, allowable uses shall be limited to those which cause little or no adverse impacts, possibly including ... d) trail related uses, such as walking, bicycling, and horseback riding as compatible with resource preservation, and; e) fishing, boating, swimming, and limited hunting.

R-RC 28 Placement of new Marinas in wetlands would only be permitted if upland alternatives were found infeasible.

R-RC 29 Existing closed landfill are recommended to be used as parks or open space when compatible with habitat preservation goals.

10-4

Comments:

We would be held to the requirements of state and federal regulatory agencies for any work that we would propose in the wetland areas. There are very stringent regulations already in place regarding development in wetlands. The mitigations should perhaps cross reference compliance regulations.

Hugh Graham, Planning Office
Santa Clara County General Plan
DEIR

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Policy R-RC 26 d and e: Allowable Uses Delete "horseback riding & swimming" neither of these uses are permitted anywhere along the shore within our County.

Policy R-RC 28: It is unclear what is meant by a marina in an upland location.

Regarding R-RC 29: We would suggest there may be other appropriate uses (beyond parks and open space) that should be identified. At a minimum, this sentence ought to be amended to indicate: "...when compatible with habitat preservation goals and in compliance with regulatory protection measures".

DEIR Chapter: 5C Biotic Resources (5C-21)
GP Chapter: Resource Conservation (pg B-36, B-37)

General Plan Policies at Issue:

R-RC 33 "Public projects shall be designed to avoid damage to freshwater and stream environments." The DEIR interprets this to mean that "public projects be designed to avoid impacts to stream environments and *trails be allowed in riparian corridors only when impacts can be adequately mitigated through design and use controls.*"

R-RC 41 "Where trails and other recreational uses are proposed by adopted plans to be located in the vicinity of streams and riparian areas or reservoirs, trails and other facilities should be placed on the fringe of the riparian buffer area or at an appropriate distance to avoid disturbance of the stream or vegetation."

10-5

Comments:

There are no mitigations of concern to us because we would held to the requirements of state and federal regulatory agencies for any work that we would propose in the riparian areas. Policies relating to trails will be evaluated for consistency with the proposed trails policies as part of the preparation of the EIR for the trails master plan update.

DEIR Chapter: 5C Biotic Resources (pg 5C-22)
GP Chapter: Resource Conservation (pg B-38)

General Plan Policies at Issue:

R-RC 45 "Use of off-road vehicles in areas of fragile soil and during rainy season shall be discouraged."

Comments:

This generally seems like a good policy but does not address access by patrol or emergency vehicles, use of Motorcycle Park by park visitors, or routine patrol by our field staff during the "Rainy Season" when there is no rain. We would suggest that the clause "wherever possible" be added at the end to allow more flexibility in interpretation.

DEIR Chapter: 5C Biotic Resources (pg 5C - 26)
GP Chapter: Resource Conservation (pg A-89)

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General Plan Policies at Issue:

C-RC30, C-RC31, C-RC32, C-RC33 all relate to strategies for land acquisition of critical habitat areas under C-RC(i)12 which states "Acquisition of areas of significance through the County's Open Space Authority, MROSD, County Parks, National Wildlife Refuge, and other agencies and non-profit organizations for permanent preservation."

DEIR Mitigations of Concern:

Mitigation 1 "Priority should be given to the acquisition of existing lots of record that are so constrained by sensitive resources that no developable land remains..."

Comments:

According to Policy C-RC(i)12 County Parks is to consider purchasing these lands. It is important that future land acquisitions be tied to our acquisition program which calls for logical expansion of our existing park boundaries.

10-6

DEIR Chapter: 5C Biotic Resources (5C-26, 5C-27)

DEIR Mitigations of Concern:

Impact 2 Incorporation of Rural Lands. With "the expansion of Urban Service Area boundaries into unincorporated land ... there would be ... indirect impacts attributable to off-road vehicles and bicycles, domestic animals, ad-hoc trails..."

Mitigation 1 would seek to mitigate these impacts by encouraging "...cities ...to refrain from expansion of the USAs into critical habitat areas unless the incorporated land is designated for non-urban uses or dedicated as open spaces."

10-7

Comments:

We are concerned this mitigation may be discouraging the development of bikeways and trails in non-urban areas by inferring that their development is tied to the impacts of USAs.

DEIR Chapter: 5C Biotic Resources (pg 5C-27)

DEIR Mitigations of Concern:

Impact 3 Resource Management on Public Lands. Population growth in the County would increase recreational uses and /or development of existing public lands for recreational and other purposes. ... *Impacts to sensitive resources from recreational activities within these areas would be a significant impact.*

Mitigation 1. "The County should develop and implement Resource Management Plans for all public lands under its jurisdiction."

10-8

Comments:

While Mitigation Measure 1 is a good goal, it is unrealistic. The County does not have the extensive resources needed to complete resource management plans for all the parks in our system in the foreseeable future. The County Parks Department is currently sensitive to Resource Management in any development we do. Certainly,

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 Santa Clara County General Plan
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regulatory and environmental controls dictate how we develop; and we do comply with regulatory and environmental controls that are in effect. In addition, our park master plans and associated EIRs, which take population growth into consideration, do address resource management and provide adequate mitigation in terms of any impact from recreational activities. We would suggest there be a discussion under Impact 3 which acknowledges the parks department has these practices in place. We would suggest Mitigation Measure 1 be changed to state that implementation of park master plans and EIRs in accordance with available funding at the time of implementation could provide additional mitigation for increased recreational needs relative to population growth.

10-8

We would add that the County Parks Department should not necessarily be singled out for action since it does not have jurisdiction over many of the areas listed in Impact 3. This could also apply to the County Open Space Authority, MidPeninsula Regional Open Space District (MROSD), other cities, etc.

Also note: "Grant Ranch" should be listed as Joseph D. Grant County Park

DEIR Chapter: SD Transportation (pg 5D-11)

Comments:

Under the discussion on Bicycle Facilities, the DEIR states that it is county policy that "bicycles be accommodated whenever a new travel corridor is provided." We agree this is a good policy and recommend that it also be included in the general plan and expanded to include "improvements to existing roadways wherever feasible". There may be more instances where existing County Roads need bicycle improvements (i.e. Uvas Road, McKean Road, Mt. Eden Road) than there are proposals for new County roads.

Also note: 1st bullet where it states "Portions of the project have been funded", "funded" should be changed to "constructed".

DEIR Chapter: SD Transportation (pg 5D-13, 5D-14, 5D-16)

Comments:

Strategies 1, 2, 3, 4 for the rural unincorporated area are well suited to our parks & trails objectives as is strategy 1 in the countywide plan. Specific substantive changes in the draft 1994-general plan (listed on page 5D-16 of the EIR) that we would support are: a, b, c, i, j, k.

Note: pg 5D-14 last bullet in box states Article 3 funding requirements will become effective in 1992. they are in effect. Change "will become" to "became".

DEIR Chapter: SD Transportation (pg 5D-17, 5D-18)

Comments:

Impact 1 addresses the lack of adequate non-motorized circulation facilities in the rural unincorporated areas of the county and indicates policies that would address this impact, but states there are no funding programs to implement the policies. It is unclear how the DEIR could indicate no further mitigation is required if the policies can not be expected to be implemented. This appears to be an inconsistency.

10-9

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Santa Clara County General Plan
DEIR

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DEIR Chapter: 5D transportation (pg 5D-19)
GP Chapter: Transportation (pg B-10,B-11)

Comments:

Impact 4. We would agree that "Substandard roads and road patterns can cause significant safety impacts." We would suggest adding: "especially for bicyclists and pedestrians in rural unincorporated areas where there are no alternative travel routes."

10-10

In mitigation 1 relating to policies in Strategy 1: "Anticipate and Plan for Future Transportation Demand", bicycle and pedestrian circulation demands should be specifically called out in future transportation planning efforts.

DEIR Chapter: 5H Visual/Aesthetics (pg 5H-11)

DEIR Mitigations of Concern:

Mitigation 1 "Limit golf course development to hillside locations that are not visually prominent."

Comments:

10-11

It is unclear why hillside areas are being considered appropriate for golf courses given the discussion in the land use section. This appears to be an inconsistency.

DEIR Chapter: 5K Geology (pg 5K-15)

DEIR Mitigations of Concern:

Impact 1 states "Lands designated (PL) Public Lands and (P) Regional Parks are not likely to have development so they would not increase human exposure to landslides."

Comments:

10-12

By creating public open space, i.e. regional parks, we are encouraging access onto those lands thereby increasing human exposure to that area which may include facilities development (building of structures, storage of fuels) within the park boundaries. Therefore it may not be a logical assumption that lands designated P and PL are unlikely to increase human exposure to landslides. A more accurate statement would be to acknowledge the lesser intensity of use in P and PL lands as opposed to lands in the USA and that P and PL lands pose a lesser risk in comparison.

DEIR Chapter: 5L Flood Hazards (pg 5L-9)

DEIR Mitigations of Concern:

Mitigation Measure 1 Prepare and implement an up-to-date Master Plan for South County to identify and prioritize necessary flood control and drainage improvements to reduce the impacts.

10-13

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 Santa Clara County General Plan
 DEIR

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Comments:

This mitigation measure as worded, could have a negative impact on Alviso Marina County Park. This mitigation measure pertains to Impact 1 Stormwater Flooding which concludes with: *"Implementation of the flood control policies in the Draft 1994 General Plan and in the South County Joint Area Plan and managed development through proper siting and design standards can minimize the effects of flooding, but the flooding will still occur in South County because there isn't a comprehensive area wide strategy to prevent it. Thus, flooding remains a significant impact."* Mitigation Measure 1 applies to South County only. It should apply countywide. There is no discussion of stormwater flooding hazards and associated impacts that exist in Alviso which was seriously flooded in 1983 and continues to be at risk to significant flood hazards in the future.

10-13

DEIR Chapter: 5N Public Services (pg 5N-3)
 GP Chapter: Health & Safety (pg B-61)

Comments:

R-13 as stated in the 1994 draft General Plan poses no problem. As referred to in the DEIR, possible remedies to inadequate fire protection in rural unincorporated areas include "...traffic routing and controls to discourage use of local roads by non-residents." This policy could have an impact on trail/bike route planning and implementation, given the fact that local roads at times provide opportunities for trail linkage.

10-14

DEIR Chapter: 5N Public Services (pg 5N-22, 5N-24, 5N-25)

Comments:

pg. 22. Our current Parks brochure lists 27 County Parks.

pg. 24. Proposed trail and bikeway corridors. Delete "ridge" from second line. Not all trails circling the bay will be ridge trails.

pg 25. Impact 1 Parks and Recreation. Middle of paragraph delete "acquisition". Adequate land is available for future expansion within existing lands. We would suggest the DEIR provide another example of facilities as an example since ball fields are a poor example of County Regional Park facilities. More appropriate examples of regional park facilities would include more passive recreational facilities like picnic facilities, trails, etc.

10-15

DEIR Chapter: 5N Public Services (pg 5N-26)

DEIR Mitigation Measure of Concern: Mitigation Measure 1. The County Parks Department should monitor use of facilities in existing parks and consult with appropriate planning departments to determine how this correlates with cumulative residential development. If facilities are found to be over utilized because of growth, future development should be required to implement recommendations of the relevant park master plans with provisions for land, facilities and/or park fees.

10-16

Comments:

Although we support the goal in concept as stated in mitigation measure 1, specific measures have not been enacted within the county structure which would provide for its enforcement. While some cities have a determined ratio of acres of parkland to thousands of people, no formula currently exists in the County. This

Hugh Graham, Planning Office
Santa Clara County General Plan
DEIR

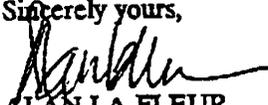
October 28, 1994
Page 10

would make it difficult to determine at what point "future development" becomes responsible to implement portions of the relevant park master plans. And placing the responsibility of cumulative residential development upon "future development" would lend to inequitable implementation which would not serve the county well. While we would support programs that would encourage equalization of developers' participation in park development related to the cumulative burden they impose on demand for public services, it does not appear that Mitigation Measure 1 provides a viable way to accomplish this task.

10-16

Mitigation measure 1 identifies the County Parks Department as a caretaker of monitoring. This is not realistic. In addition, the measure does not provide a mechanism for enforcing this impact. In order to properly address this impact, it would require coordination between the Planning Department, Planning Commission, Parks Department, and the development industry to create this mechanism. We would support this measure if a more viable means to accomplish it could be developed in association with said parties.

We appreciate the opportunity to provide comments on the DEIR. In the event that you have questions or comments regarding any of the comments herein, please contact Ruth Shriber, Park Planner, at (408) 358-3741, Ext. 151.

Sincerely yours,

ALAN LA FLEUR
Deputy Director

- cc Leode Franklin, Director, Environmental Resources Agency
- Karen Foss, Director
- Lisa Killough, Regional Park Planner
- Ruth Shriber, Park Planner
- Julie Bondurant, Park Planner
- Don Weden, Senior Planner

(11)



October 27, 1994

Hugh Graham
 Santa Clara County Planning Office
 County Government Center, 7th Floor
 70 West Hedding
 San Jose, CA 95110

RECEIVED
 OCT 28 1994

COUNTY OF SANTA CLARA
 ADVANCE PLANNING OFFICE

Re: Santa Clara County General Plan Draft EIR

Dear Hugh:

We have reviewed the Santa Clara County General Plan DEIR and overall find it to be a very thorough analysis of potential significant impacts and recommended mitigation measures to prevent those impacts. In many instances, the mitigation measures simply reiterate the need to carry out implementation policies already contained in the draft Plan. In other cases the mitigation measures go a step beyond the draft Plan's implementation policies which generally, we believe to be justified because of the continued significant threats to the County's natural resource lands.

Specifically, we would like to lend strong support to the following analyses and mitigation measures:

Page 5A-29: USA Expansions and mitigation measures calling for urban growth boundaries, stricter LAFCo policy, and implementation of the Agricultural Preserve Study.

Page 5A-30-31: RV Parks in Hillside Areas and mitigation measures to undertake the RV park study, not allow any new or expanded RV parks until study is done, and only allow RV parks consistent with the intent of the underlying land use designation of the vicinity.

Page 5A-31: Land Use Compatibility and mitigation measure recommending that the County simply deny golf courses in areas designated for agriculture or at an absolute minimum, condition golf course approval on measures that will prevent adjacent lands from converting to high intensity uses.

11-1

Page 5A-32: Inefficient Land Use Patterns and mitigation measures for the County to develop siting criteria for roadside services and requiring roadside services proposals to undergo environmental review to determine appropriateness of the site, including growth inducing impacts.

Page 5A-33: Land Use Conflicts and mitigation measures calling for the County to more clearly and narrowly define by ordinance the types of uses that "by their nature require remote, rural settings". In addition, the recommendation is that "Measures to discourage inappropriate commercial, industrial and institutional growth in the Hillside areas should be investigated and adopted prior to approving any such projects." *We would also add that the County should develop parameters defining "low intensity and low density" development and criteria to determine appropriate open space dedication for non-residential development in the Hillsides.*

11-2

continued



Page 5 B-17-18: Golf Courses and mitigation measures which state that the County should change policy LU 13 to specify that the goal of the golf study is to identify the impacts of golf courses on agricultural lands and mitigate those impacts to a level of insignificance as well as investigate growth inducing impacts. *We prefer the mitigation recommendation described on Page 5A-31 to simply deny golf courses in agricultural areas, however.*

11-3

Page 5B-20: Incompatibilities between Urban and Agricultural Uses and mitigation measures to require buffers between residential developments built in close proximity to farmlands.

Page 5B-21: Reduction of Williamson Act Contracted Land and the mitigation measures generally, but especially the suggestion that any city that annexes Williamson Act land should add an acre of land under the Williamson Act for every acre taken out.

Page 5B-23: Uses Permitted on Williamson Act Land and mitigation measure calling for refinement of the list of permitted uses limited to activities that are necessary on agricultural land.

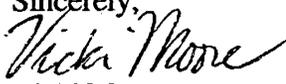
Page 5B-24: Cummulative Impacts of Urbanization on Agriculture and mitigation measures calling on LAFCo to not allow expansion into agricultural lands and implementation of the recommendations of the Agricultural Preserve study.

11-4

Page 5C-27: Incorporation of Rural Lands and the mitigation measure that urban growth boundary policies be adopted.

In addition to these issues and mitigation measures, we believe that the EIR should also make mention of the new policies encouraging interjurisdictional land use agreements or special area plans between cities and the County (R-GD 9 -15 and R-GD(i)2-3) which we believe will greatly enhance the effectiveness of the urban growth boundary policies and provide better environmental protection safeguards for lands around cities which are subject to the greatest degree of development pressure.

Thank you for the opportunity to comment on the DEIR. We are pleased with the draft overall and believe it provides added rationale for the county to commit to a strong General Plan implementation workplan in the coming years.

Sincerely,

Vicki Moore
South Bay Field Director

(12)

County of Santa Clara

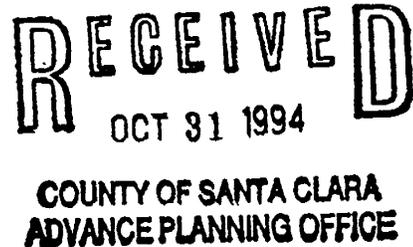
Environmental Resources Agency
Department of Environmental Health
Central Office - 2220 Moorpark Avenue, East Wing, Room 100

P.O. Box 26070
San Jose, California 95159-6070
(408) 299-6060 FAX 298-6261



MEMORANDUM

DATE: October 31, 1994
TO: Hugh Graham
FROM: Art Kaupert *OK*
Sr. Environmental Health Specialist
SUBJECT: General Plan Draft EIR review



NOISE

1. Table notes "b" and "c" should refer to table 5E-3 instead of 5E-2. (Pg. 5E-4)
2. Remove hash mark from before 55 under dBA for executive offices. (Pg. 5E-6)

WATER SUPPLY AND WASTEWATER - Art Kaupert may be contacted at 299-2454 for further information or clarification of comments.

1. "Municipal water systems" should read "public water systems". (fifth line in the third paragraph on pg. 5M-4)
2. The abbreviation for total dissolved solids is TDS instead of TADS (first and second paragraphs on pg. 5M-8).
3. If the list of pollutants refers to sources of groundwater contamination, as it appears to do, the words "inadequately functioning" should be removed from bullet #5. If it refers to surface water contamination the existing wording is satisfactory, however the intent should be clarified. (bullet #5 on pg. 5M-8)
4. Regional Water Quality Control Board should be plural, as there are two regional boards that have jurisdiction in Santa Clara County. Also, change "Health Department" to "Department of Environmental Health". (last two sentences in the next to last paragraph on pg. 5M-9)
5. There are two Regional Water Quality Control Boards that have authority in Santa Clara County. The San Francisco Bay Regional Water Quality Control Board (region 2) has

authority in those areas that discharge to San Francisco Bay. The Central Coast Regional Water Quality Control Board (region 3) has authority in all areas which drain to the Pajaro River. **(last paragraph on pg. 5M-9 and first two paragraphs on pg. 5M-10)**

6. The Central Coast Regional Water Quality Control Board issues NPDES permits for discharges to waters that enter the Pajaro River. **(last sentence in the second paragraph on pg. 5M-10)**
7. The statement that the Gilroy/Morgan Hill sewage treatment plant is the only plant which accepts septic tank pumpings from unincorporated areas is incorrect. There are other plants which also serve unincorporated areas and accept septic tank pumpings. **(first sentence in next to last paragraph on pg.5M-10)**
8. The meaning of the phrase "A potential Water Resources" isn't clear. **(in the legend, following marine fog areas, on pg. 5M-11)**
9. Septic systems are actually located in the unincorporated areas outside of *most* cities in the County. Under the heading "Septic Systems" the last sentence in the paragraph should be changed to read simply "Most of these septic systems are located in the unincorporated areas of the County". **(second paragraph on pg. 5M-12)**
10. Suggested modification: The life expectancy of *modern* septic systems. . . . **(second sentence in the third paragraph on pg. 5M-12)**
11. "Disease-causing" should be removed from the beginning of the sentence, leaving the sentence to state that "Pollutants in wastewater. . .". Some of the pollutants cited are not necessarily disease causing. **(first sentence in the last paragraph on pg. 5M-12)**
12. Section B states that the County does not have ordinances that relate to water supply. The County does have an ordinance that sets quantity standards for residential development. **(last sentence on pg. 5M-15)**
13. The plan also seeks to reduce pollution in the south county that does not discharge to San Francisco Bay. **(first sentence in the first paragraph on pg. 5M-16)**
14. The County does have an ordinance that relates to water quality for residential development. **(section B on pg. 5M-17)**
15. The last sentence on page 5M-17 needs adjustment for clarity. The following wording is suggested: Any new rural septic systems would be located where long-term effectiveness could be reasonably assured, where it would have minimum environmental impact and would not contaminate surface or groundwater. Septic systems would not be located where site characteristics would preclude or impede safe and satisfactory operation. **(last paragraph on pg. 5M-17)**

16. Suggested rewording: Nitrates are produced by human and livestock waste, nitrogen-based fertilizers and some pesticides. Nitrate contamination is believed to result from agricultural activities and from septic system leachate. **(lines 8-11 in the second paragraph on pg. 5M-20)**

SOLID WASTE - Tony Pacheco may be contacted at 299-6930 for further information or clarification of comments.

1. The Mountain View (Vista Site), Santa Clara (all purpose) and Sunnyvale landfills were closed as of October 1993, and should be removed from the list of landfills on inventory in Santa Clara County. **(first sentence in the third paragraph on pg. 5N-15 and figure 5N-2 on pg. 5N-17)**
2. In order to accurately describe how landfills are categorized, the first two sentences in the next to the last paragraph on pg. 5N-15 should be modified to read: Land disposal sites are classified into three categories according to their ability to contain wastes, and thereby protect water quality. Class I sites may receive solid and liquid hazardous waste; Class II sites may receive solid and liquid non-hazardous wastes containing high levels of pollutants, and certain hazardous wastes; and Class III sites may receive non-hazardous municipal solid waste, dewatered sludge and acceptable incinerator ash. **(the first two sentences in the next to last paragraph on pg. 5N-15)**
3. Change "nine landfills" to "six landfills". **(last sentence in the next to the last paragraph on pg. 5N-15)**
4. The correct spelling for garbage collection district 6 is "Peninsula Sanitary Service" (singular instead of plural). **(legend in Figure 5N-2 on pg. 5N-17)**
5. The following alternative wording is suggested in order to update the status and more accurately describe the transfer stations which exist: "Four transfer stations also serve as points of collection and separation of recyclable materials: the San Martin Transfer Station, Richard Avenue Recycling Facility, the Recyclery, and Sunnyvale Materials Recovery and Transfer (SMaRT) Station. The Recyclery and the SMaRT Station are state-of-the-art facilities and are expected to increase significantly the amounts of commercial and industrial waste recycling countywide." **(second paragraph on pg. 5N-19)**
6. Composing should be spelled composting. **(second line on pg. 5N-20)**
7. Title 7.3 of the California Government Code has been replaced by the Public Resources Code and the major goal should be modified pursuant to the new code. Suggested rewording of the second paragraph under **Regulatory Agencies** is: "Division 30 of the Public Resources Code and Title 14 of the California Code of Regulations establish . . . citizens. The major goals of solid waste landfill enforcement are conservation of natural

resources and environmental and public health protection. Standards are to be enforced by Local Enforcement Agencies (LEA) who are appointed by local governing bodies.”
(second paragraph under Regulatory Agencies on pg. 5N-20)

8. The third paragraph under **Regulatory Agencies** does not accurately describe the LEA structure and the enforcement fee. Suggested rewording is: “The Santa Clara County Department of Environmental Health, Office of Solid Waste Enforcement, acts as the sole LEA for all unincorporated areas and cities in the county, except San Jose. The County LEA issues Solid Waste Facility Permits for operation of disposal facilities and consults on health related standards countywide. Pursuant to the County Ordinance Code, the Office of Solid Waste Enforcement also issues permits to operate to solid waste haulers operating in the unincorporated areas of the county and responds to nuisance and public health complaints concerning solid waste. The LEA also assures standards will be coordinated among federal, state, and local agencies and private parties. The County neither owns nor operates any waste facilities and has no direct role in facility development or management. LEAs can finance enforcement through a fee system. An enforcement fee schedule has been established for solid waste collectors, and solid waste disposal and transfer facilities. The approximately \$370,000 annual revenue supports a comprehensive enforcement and education program.” **(third paragraph under Regulatory Agencies on pg. 5N-20)**
9. The Integrated Waste Management Act provides for a hierarchy of three rather than four strategies. These are: 1) Source reduction, 2) recycling and composting and 3) environmentally safe transformation and disposal of wastes, at the discretion of the city of county.

HAZARDOUS MATERIALS - Jim Blamey may be contacted at 299-6930 for further information of clarification of comments.

1. The County Hazardous Waste Management Plan was never approved by the State. Its adoption by the County should be verified with the County Pollution Prevention Program (Isao Kobashi). **(third sentence in the second paragaraph on pg. 3-15)**
2. The statistics regarding hazardous waste generation, treatment, and disposal in Santa Clara County is required to be updated periodically by the County Pollution Prevention Program. More current information may be available from that agency. **(Hazardous Waste Generation, Treatment, and Disposal section on pg. 5I-1)**
3. In the section entitled “Identification of leaky fuel tanks”, the text should be corrected/clarified. Local hazardous materials units identify and investigate leaky underground tanks (ensure compliance with the federal, state and local laws and regulations). The Santa Clara Valley Water District has a contract with the Regional Water Quality Control Board (RWQCB), through the County, to oversee the cleanup activities of petroleum releases only. All other oversight activities of contaminated locations (solvents, PCBs, metals, etc.) is conducted by the RWQCB. In that area of the South County under the jurisdiction of the Central Coast Regional Water Quality Control

Board all cleanup activities are regulated by that board. **(section entitled Identification of leaky fuel tanks on pg. 5I-4 and 5I-5)**

4. In reference to the Tanner Bill, The County Hazardous Waste Management Plan has not been accepted by the State. **(second paragaraph on pg. 5I-7)**
5. The County Hazardous Materials Storage Ordinance should also be included as a code which contains regulations pertaining to the safe use and storage of hazardous materials, etc. **(second paragraph under Local Development Regulations on pg. 5I-8)**
6. The responsibility for implementing mitigation measures 1 and 2 for existing spill sites and leaky fuel tanks should in include both Regional Water Quality Control Boards. **(second paragraph under mitigation measure 2 on pg. 5I-13)**
7. Since Highway 85 has been opened the Hazardous Waste Management Plan has probably been updated, or should be, to include these new routes. **(impact 3 on pg. 5I-13)**

HOUSEHOLD HAZARDOUS MATERIALS - Sharon Dowell may be contacted at 299-6930 for further information or clarification of comments.

1. The statistics cited are inaccurate and the text implies that the County Household Hazardous Waste Program was minimal or non-existent prior to 1994. Additionally, the landfilling of Household Hazardous Waste should be addressed in a manner that makes it clear that such a practice is not planned or condoned. Attached is a memorandum from Sharon Dowell that clarifies these issues. **(pg. 5I-10 and 5I-11)**

October 31, 1994

TO: Art Kaupert
FROM: Sharon Dowell SD
SUBJECT: Draft EIR for General Plan

The unincorporated County, in cooperation with neighboring cities, began sponsoring one day drop-off events for household hazardous waste in 1986.

In 1991, the Environmental Health Department began a pilot county-wide HHW drop-off program with monthly drop-off events rotating throughout the county. This program is described in the short term plans outlined in the County Draft Household Hazardous Waste Element, as required by state law. The planning element includes one or more permanent drop-off facilities to be added in the medium range period (1996-2000).

Waste characterization studies of solid waste produced in the County unincorporated area indicate that 0.2% of the residential waste stream is household hazardous waste. Estimates indicate that 162.9 tons of HHW from unincorporated residents is improperly disposed in the solid waste stream. During the base year of 1990, another 65.8 tons of HHW were collected for proper recycling and disposal. (table 1, HHWE, page 14)

Using a population estimate of 109,796 unincorporated residents and 228.7 tons of HHW, the per person rate of HHW disposal would be 2.9 pounds. These figures do not include HHW that is poured into storm drains, sewer systems, septic tanks, or on the ground. Additionally, due to limited opportunities to dispose of HHW, many residents may be storing large quantities of these wastes in their home.

I believe that it is invalid to project that an addition of 400 households in the unincorporated area would increase HHW by 1.2 tons/year. The numbers used for this calculation, 6 pounds of HHW per household per year, include only the amount found in one waste characterization study plus the amount collected by county programs.

The County can not afford to include plans for illegal disposal of HHW in the solid waste stream in this EIR. As arrangers of solid waste disposal services for residents of the unincorporated area, the County is subject to CERCLA (Superfund) liability. If a municipal solid waste landfill becomes a superfund site, the County could be faced with clean-up costs proportional to the amount of solid waste disposed by residents. Jurisdictions in Southern California have already spent millions in legal defense fees for settlement of clean-up costs for a contaminated municipal landfill.

**CITY OF MORGAN HILL**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

October 31, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
7th Floor
70 West Hedding Street
San Jose, CA 95110

RECEIVED
OCT 31 1994**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

RE: County General Plan Amendment E.I.R.

Dear Mr. Graham: *Hugh*

On October 25, 1994 the City of Morgan Hill Planning Commission reviewed the proposed General Plan Amendment and Environmental Impact Report. The Environmental Impact Report is consistent with the City General Plan, except in regard to the items mentioned in the attached "Review of EIR Impact and Mitigation Measures."

On November 16, 1994 the City Council will review the proposed General Plan Amendment. Any comments will be sent to your office by the deadlines mentioned in your transmittal. Please call me or David Valeska of our staff at 779-7248 if you have questions. Thank you for this referral to the City of Morgan Hill.

Sincerely,

David J. Bischoff, AICP
Director of Community Development

Attachments

dvjgpcoltr

14



Santa Clara County Bus, Light Rail, Roads, Aviation

3331 North First Street
San Jose, CA 95134-1906

October 31, 1994

RECEIVED
OCT 31 1994County of Santa Clara
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, CA 95110**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

Attention: Hugh Graham

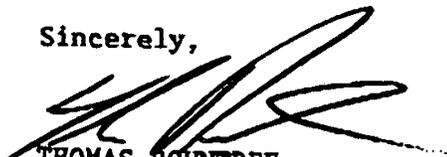
SUBJECT: FILE NUMBER 5722-00-00-94EIR; DRAFT EIR FOR THE DRAFT
REVISED SANTA CLARA COUNTY GENERAL PLAN

Dear Mr. Graham:

The above referenced referral has been reviewed by Santa Clara County Transit District staff. We feel that County staff has done a very good job in establishing a comprehensive countywide vision for the future. We also feel the Plan is well-written and easy to understand. It is generally consistent with the 1992 T2010 Plan; however, many changes have taken place since then, and these changes are reflected in our comments. Our comments (attached) have been grouped into General Plan comments and Draft EIR comments.

If you have any questions, please contact Julie Render at (408) 321-5779. Thank you for the opportunity to review this project.

Sincerely,


THOMAS ROUNTREE
Environmental Program Manager

TR:kh

Attachments

cc: BC
JU
JRL/DC/YW
KU
TDR

jr2003

ATTACHMENT 1

Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan Draft EIR
October 31, 1994
Page 1 of 2

Note: These comments refer to the General Plan Draft EIR only.
Corresponding changes may be needed in the General Plan for
consistency.

1) Page 5D-5, Existing Transit System and Funded Transportation Improvements

The document depicts the existing transit system as it was in 1991. There have been many changes since that time. Currently, the Transit District operates 57 regular bus routes, 13 express routes and light rail. Our bus fleet size is 460 vehicles with a peak deployment of 375. Buses currently carry 128,000 weekday riders, and light rail carries an additional 19,000. Total annual combined bus/rail ridership is 44.5 million. 14.1

The vehicle totals above will be compatible with the bus counts on Page 5D-6 (Transit Project - Buses).

2) Page 5D-6, Table 5D-1, Existing and Funded Transportation Improvement Projects

- a) Under highway projects, the DEIR states: "Route 85: Construct a new 18 mile long, 6-lane freeway (with HOV lanes) between Stevens Creek Boulevard/Route 280 in Cupertino and Route 101 South San Jose."

We suggest the following change: "Route 85: Completed the construction of a new 18 mile long, 6-lane freeway (with HOV lanes) between Stevens Creek Boulevard/Route 280 in Cupertino and Route 101 South San Jose." 14.2

- b) Also under highway projects, the DEIR states: "Route 880: Widen to 6 lanes (with HOV lanes) from Route 101 to Montague; Widen to 6 lanes from Montague to Alameda County line."

We suggest the following change: "Route 880: Widen to 6 lanes (with HOV lanes) from Route 101 to Montague; Completed the widening to 6 lanes between Montague and Alameda County line."

- c) Under transit projects, the DEIR states: "Caltrain: Completed the extension to the Tamien Station."

We suggest the following change: "Caltrain: Completed the extension to the Gilroy Station."

- 3) On page 5D-11, Caltrain to Gilroy service includes eight trains per weekday, not four. Also, the daily ridership number of 33,000 should be changed to reflect the fiscal year 1994 average daily ridership of 21,000. 14.3

**Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan Draft RIR
October 31, 1994
Page 2 of 2**

- 4) Also on page 5D-11, the Paratransit discussion should be replaced with the following language:

Paratransit services are typically door-to-door services for people who are unable to independently use conventional fixed-route transit because of a disability. MTC estimates that there were over 52,000 transit-disabled people living in Santa Clara county in 1990, which represents 3.5% of the County population. According to the T2010 Plan, by 2010, this number is expected to increase to 88,000 or 5% of the County population. According to the Americans with Disabilities Act (ADA), the Transit District must develop a paratransit system that serves persons with disabilities who are unable to use regular fixed-route transit. The ADA also requires that operators of fixed-route services adhere to accessibility guidelines and other ADA requirements. Currently, all LRT vehicles and stations and most bus services are accessible to persons with disabilities. The Transit District has implemented a county-wide paratransit brokerage service and contracts with two paratransit service providers in the County, who together provide approximately 340,000 trips per year.

14-3

- 5) We recommend the addition of a mitigation to Impact 4 on Page 5D-19. Developers and/or homeowner's associations of projects built outside the current transit service area should provide connecting services from their projects to existing transit service. This would help reduce solo driving, without overburdening the Transit District's limited resources. Responsibility for this connecting service would remain with the project until such time as it becomes practicable for regular transit services to be extended to the development.

14-4

ATTACHMENT 2

Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan
October 31, 1994
Page 1 of 4

Note: These comments refer to the General Plan only. Corresponding changes may be needed in the DEIR for consistency.

- 1) In particular sections, we are referred to as the Transportation Agency or the County Transit District. Due to our impending separation from the County, we should be referenced as the TRANSIT DISTRICT throughout the document.
- 2) The Background section should contain a description of the Transit District and Congestion Management Agency (CMA) merger which will become effective January 1, 1995. The Transit District will be separating from the County and the new Transit District will be brought under a new Governing Board.
- 3) In the discussion of Measure A, page A-52, it should be noted that validation of the tax is pending a court decision as of 1994. Because Measure A did not pass by a two-thirds vote, it was challenged and subsequently invalidated by the appellate courts. A decision by the California Supreme Court on the validity of the tax is pending.
- 4) Page A-58, C-TR(i) 19: Link the 1.33 AVR back to the 35% commute alternatives goal. T2010 states 1.33 AVR is "approximately equivalent to T2000's 35% commute alternative mode split goal."
- 5) The Bus System section should be updated. Currently, the Transit District operates 57 regular bus routes, 13 express routes and light rail. Our bus fleet size is 460 vehicles with a peak deployment of 375. Buses currently carry 128,000 weekday riders, and light rail carries an additional 19,000. Total annual combined bus/rail ridership is 44.5 million.
- 6) On page A-59, under Paratransit, the first sentence of the second paragraph should be revised as follows: "...comparable transportation services for disabled persons who are unable to independently use regular...". The second paragraph also states: "By 1993, all bus routes will be accessible." This statement is false and should be deleted. In the fourth sentence of the second paragraph, "have fares comparable to fixed route service" should be changed to "have fares related to fixed route service...".

A sentence should be added to the third paragraph as follows:
"...increase to 88,000 or 5% of the total population. Not all transit-disabled will be ADA eligible for paratransit."

The fourth paragraph should be revised as follows: "Currently, there are two paratransit service providers in Santa Clara County. Together, they provide over 340,000 trips per year."

**Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan
October 31, 1994
Page 2 of 4**

- 7) In the Existing Rail System section, page A-59, 2nd paragraph, CalTrain is described as having "four" trains operate between San Jose and Gilroy; this number should be changed to "eight" to reflect an upgrade in service. Also, the daily ridership number of 33,000 should be changed to reflect the 1994 average daily ridership of 21,000.

Light rail ridership information in "The Existing Rail System" section on page A-59 is outdated. In FY 1994, light rail carried 6.2 million riders.

- 8) The Long Range Rail Master Plan section, page A-60, the 5th paragraph describes feeder systems for the rail transit system. The word "One" should be deleted from the second sentence and the following should be added, "The main mode for feeder systems are buses and shuttles. However, in the future, a new feeder system could consist of small electric cars that could hold up to four adults."
- 9) As a general comment, due to the Transit District separation from the County, the word "should" should be used rather than "shall". This is found repeatedly on page A-61 in policies C-TR 18, C-TR 19, C-TR 23, and C-TR 26.
- 10) We have concerns that policy C-TR 25 on page A-61, which recommends improving the service level of existing bus routes before new routes are added, does not allow enough flexibility to make the system efficient. The policy should be changed to the following, "Priority should be given to sustaining a base level of service on major grid bus routes."
- 11) On page A-62, policy C-TR 30, "The County Transportation Agency" should be changed to "The County Roads and Aviation Department."
- 12) On page A-62, policy C-TR(i) 21, "County Transit District, County Transit Agency" should be changed to "Transit District".
- 13) The Paratransit Implementation Recommendations C-TR 28, C-TR(i) 31, 32, 33, 34, and 35, on page A-62, are out of date since the 1992 adoption and annual update of the Transit District Paratransit Plan. The following information should be included:

"Paratransit services are typically door-to-door services for people who are unable to independently use conventional fixed-route transit because of a disability. MTC estimates that there were over 52,000 transit-disabled people living in Santa Clara county in 1990, which represents 3.5% of the County population. According to the T2010 Plan, by 2010, this number is expected to increase to 88,000 or 5% of the County population. According to the Americans with Disabilities Act (ADA), the Transit District must develop a paratransit system that serves persons with disabilities who are unable to use regular

**Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan
October 31, 1994
Page 3 of 4**

- 13) (Cont.)
fixed-route transit. The ADA also requires that operators of fixed-route services adhere to accessibility guidelines and other ADA requirements. Currently, all LRT vehicles and stations and most bus services are accessible to persons with disabilities. The Transit District has implemented a county-wide paratransit brokerage service and contracts with two paratransit service providers in the County, who together provide approximately 340,000 trips per year."
- 14) Implementation Recommendation C-TR (I) 24 c., on Page A-62, should be deleted; it is no longer relevant.
- 15) Implementation Recommendation C-TR(i) 26, page A-62, Implementors should be the Transit District, Cities and Developers.
- 16) Implementation Recommendation C-TR(i) 40, page A-63, regarding bicycling should be deleted. This has already been accomplished. The policy can be replaced with the following, "Maintain and implement the Santa Clara County Bicycle Plan and its designated bicycle system."
- 17) Implementation Recommendation C-TR(i) 41, page A-63, should also be deleted; the bicycle plan has already been developed.
- 18) Delete Implementation Recommendation C-TR(i) 43 on page A-63; BACs have already been established.
- 19) Add the following Implementation Recommendation on Page A-63, "Continue to update the County-wide Transportation Plan (T2000/T2010) every 2 years."
- 20) Add the following Implementation Recommendation on Page A-63, "Implement the subregional bicycle system."
- 21) Implementation Recommendation C-TR(i) 45, page A-63 has been implemented and should be changed to, "Implement the County policy to maximize bicycle access on expressways."
- 22) We would also like the Transportation Chapter to reference our ongoing planning efforts to develop transit-oriented communities. Our recommendations are to:
- Include in the Background Section, page A-49, a discussion of the Transportation Agency's Rail System Land Use Program. This program has been established to help integrate transit and land use planning from the initial rail planning stages through construction of the system. It is designed to focus future growth around existing and future rail stations which will ultimately maximize the rail system's potential. There are four key elements to the Rail System Land Use Program. These elements are Transportation Agency station area plans, joint development projects, city plans and private development. A brochure is attached which describes the program in further detail.

Comments from the Santa Clara County Transit District
on the Santa Clara County General Plan
October 31, 1994
Page 4 of 4

- Mention the Transportation Agency's "Transit Oriented Development Design Concepts" in the "Transit Oriented Development (TOD)" section on page A-54. This document, produced in conjunction with Peter Calthorpe and Associates, contains design strategies which reinforce transit use, carpools, biking and walking. A copy of this document is also attached.
 - Because the Transit Oriented Development (TOD) Design Concepts have already been developed for the County, Policy C-TR(1) 4 on page A-55 can be deleted or changed to "encourage the cities to apply TOD Design Concepts to all new development within..."
- 23) Since T2010 was adopted significant progress has been made on advancing bicycle planning. We suggest you add background information on the following two projects:
- In 1992, the Metropolitan Transportation Commission (MTC) revised its eligibility requirements for Transportation Development Act (TDA) Article 3 bicycle/pedestrian funds to require all cities and counties to establish Bicycle Advisory Committees (BAC) and adopt comprehensive bicycle plans. The County BAC was established in 1993 and on March 1, 1994, the Santa Clara County Board of Supervisors adopted the first Santa Clara County Bicycle Plan. This Plan provides a host of policies and recommendations necessary for a comprehensive bicycle transportation system. It will be updated every 2 or 3 years.
 - One of the Bicycle Plan's recommendations was to develop a subregional bicycle system. The 1994 T2010 Update (currently under development) is implementing this recommendation by developing a preliminary subregional bicycle network which will require further refinement independent of T2010. The T2010 preliminary subregional network includes 10 cross-county bicycle commuter routes which will provide access along major multimodal corridors. The routes are intended to serve intermediate skilled bicyclists. Route continuity across jurisdictional boundaries and links to major transit facilities are emphasized. The proposed routes would use mostly existing bicycle facilities (including routes, lanes, and trails.) The system map also identifies opportunities for improved routes dependent upon the construction of new facilities.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

SANTA CLARA RANGER UNIT
 15670 MONTEREY RD.
 MORGAN HILL, CA 95037
 408-779-2121



October 24, 1994

Mr. Hugh Graham
 Santa Clara County Planning Office
 County Government Center, 7th Floor
 70 West Hedding Street
 San Jose, CA 95110

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 OCT 31 1994

**COUNTY OF SANTA CLARA
 ADVANCE PLANNING OFFICE**

Dear Mr Graham;

After reviewing the County General Plan EIR, please note the following comments from the Santa Clara Ranger Unit of the CA Dept of Forestry and Fire Protection.

The Public Safety Element of the plan (Public Services) does not appear to adequately address the following fire safety issues:

1. Evacuation Routes - safe ingress and egress for both fire/emergency services and evacuation of the public is not clearly stated. A Design Standard or Policy is not referenced in the Transportation Element. 15-1
2. Minimum Road Widths and Structural Set Back for the purpose of acquiring minimum structural clearance distances is not addressed as required by CA Government Code Section 65302(i). 15-2
3. Policy R-H523-28 (page 5N-5) needs to be reviewed to see if peak load water supply is addressed to at least PRC 4290 minimums. 15-3

For further information or clarification, please contact Dave Wachtel or Steve Barrett in this office.

Sincerely,

RICHARD J CLANTON
 Ranger Unit Chief

by David Wachtel
 Staff Forester

dtw

ROBERT E. McNAMARA
MAYOR

CALVIN M. JONES
MAYOR PRO TEM

JACK H. MORRIS
COUNCILMEMBER

GAIL L. SLOCUM
COUNCILMEMBER

R. P. (DEE) TOLLES
COUNCILMEMBER



701 LAUREL STREET / MENLO PARK, CA 94025-3483 / (415) 858-3380 / FAX (415) 328-7935

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OCT 31 1994

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

October 25, 1994

Santa Clara County Planing Office
Attention: Mr. Hugh Graham
County Government Center ,7th floor
70 West Heddding Street
San Jose, California 95110

Dear Mr. Graham:

I have reviewed the Draft EIR for the Draft Revised Santa Clara County General Plan which you forwarded to our office for comments.

The City of Menlo Park is the southern most city in San Mateo County sharing a common border with the City of Palo Alto and portions of Stanford University which are located in Santa Clara County.

The Draft EIR notes that it does not address potential impacts associated with Stanford University because they are addressed in the EIR prepared for the Stanford University General Use Permit. The City of Menlo Park has had previous input on that use permit.

Our comments at this time are only on this Draft EIR prepared for the draft revised Santa Clara County General Plan.

In Chapter 5L which addresses flood hazards, page 5L-1 identifies the San Francisquito Creek in Palo Alto as an area that exemplifies urban area flooding problems. The San Francisquito Creek is the border between Menlo Park and Palo Alto. The EIR should mention that the San Francisquito Creek is located in several jurisdictions including two counties. The Santa Clara Valley Water District and the San Mateo County Flood Control District have jurisdiction over the San Francisquito Creek.

16-1

Transportation impacts are a major concern for Menlo Park and other cities in the area. The Vision Statement on page 3-5 stating that "transportation solutions must consider growth management, open space preservation and air quality goals" is supported by the City of Menlo Park. Mitigation measures that will be implemented by the County of Santa Clara to alleviate cumulative traffic impacts are important to the City of Menlo Park. We would appreciate receiving a copy of the Final EIR and mitigation measures that will address cumulative traffic impacts.

16-2

Chapter 5I, Hazardous Substances, in the Draft EIR should make clear what the policies are regarding protection of San Francisquito Creek from contamination by hazardous substances.

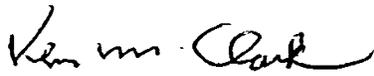
16-3

Chapter 5J, Aviation Hazards, includes policies that will regulate the operation of Palo Alto Airport. The City of Menlo Park is particularly concerned with noise impacts that might effect Menlo Park residential

16-4

areas. The Draft EIR indicates that there are policies related to noise impacts generated by airports. We would be interested in receiving a copy of the policies and guidelines that address airport related noise.

Sincerely,



Ken M. Clark
Senior Planner

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OCT 31 1994

**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

October 31, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center 7th Floor
70 West Hedding Street
San Jose, CA 95110

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OCT 31 1994

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

Subject: Draft Environmental Impact Report (DEIR) for the Draft Revised Santa Clara County General Plan. File #5722-00-00-94EIR (September, 1994)

Dear Mr. Graham:

We have Reviewed Subject DEIR and found it to be comprehensive in addressing the transportation issues of this County. Our comments for Chapter 5D, Transportation, are as follow:

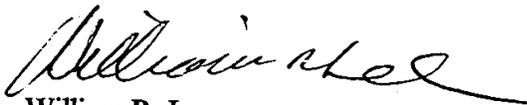
1. Under the "Existing Transit System and Funded Improvements" on Page 5D-11, the word "annual" should be added as "At least 2.5 million annual passengers.....". Also, a sentence should read "Each workday, eight trains operate between San Jose, and Gilroy." | 17-1
2. Under Impact 4. Substandard Roads on Page 5D-19, please consider the following revision: "The repairs are the responsibility of the County Transportation Agency, which has a maintenance and repair budget below the projected need to keep current with road deterioration. Substandard Roads.....". | 17-2
3. Please add the following to the Policies and Regulations section, substantive Policy Changes in Draft 1994 General Plan on page 5D-17: -
 - o. Increase the capacity of the road system at intersections and at "bottle-neck"/congested segments of roadways.
 - p. Turn off ramp-metering at freeway on-ramps at locations that adversely impact the capacity of the local roads. | 17-3
 - q. Improve the safety of the roads/road system.
 - r. Reduce congestion and provide for ridesharing with full development of the expressways and high occupancy vehicle use of the expressway shoulders where feasible.

Mr. Hugh Graham
October 31, 1994
Page 2

4. Under Impact 4. Substandard Roads. Mitigation Measure 1 on Page 5D-20, please consider the following revision:
"The County should prioritize the improvements and investigate funding sources to make the improvements. Implementation of such a plan....". 17-4
5. Under Impact 8. Commute Traffic, on Page 5D-23, please note that in addition to the San Martin Caltrain Station, Morgan Hill and Gilroy Caltrain Stations are operational and are all serving South County commuters. 17-5
6. Under Impact 11. Cumulative Traffic Volumes, on Page 5D-24, please consider the following revision:
"The County has plans for future width lines to improve rural road capacity in concert with traffic demand to the point at which they should accommodate existing and future traffic, this could have growth-inducing, environmental and fiscal impacts in an EIR. Note, the County does not have a funding source for the development of these roadways." 17-6
7. Our Aviation Department has no significant concerns with the aviation related items in the DEIR and has no comments.

Thank you for the opportunity to review this document. If you have any questions please call me at 299-4208.

Sincerely,



William R. Lee
Project Engineer

WRL:dh

cc; Lawrence Feldman, Aviation Department

RVE

RBP

HK

MA

AKC

WLK

File

18

RECEIVED
OCT 31 1994

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

October 31, 1994

FAX 408 279-8537

Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th floor
70 West Hedding Street
San Jose, CA 95110

In regards to the Draft Environmental Impact Report for the
Draft Revised Santa Clara County General Plan File #5722-00
-00-94EIR:

In Chapter 5C: Biotic Resources under Reptiles, please include
the Western Pond Turtle, a candidate category 2 species of con-
cern, and elaborate where in the 'significant natural areas pro-
gram' California Department of Fish and Game reports either or
both species of western pond turtle can be found. 5C-12.

18-1

The Silver Creek and Upper Coyote Creek need to be given larger
scope in this significant natural area category in consideration
of the serpentine and valley oak communities they support. 5C-17.

18-2

The habitat of the red-legged frog is threatened in all this
upper watershed, and in particular any cattle watering ponds
that enable the bull frog to reach red-legged frog habitat is
a concern. Therefore management practices should be addressed
in permitting cattle grazing on parkland. (Itinerant goat herds?)

18-3

A second management practise that affects special status species
is the use of pesticides and herbicides by government agencies
in general and by the Santa Clara County raptor control group
in particular. There was a formal study of herbicide and pest-
icide use in the County which should be updated and referenced,
in this environmental report, as an appendix. (5N Public Service)

Ordinances for riparian setback and for grading should be con-
sidered as part of an effective watershed management plan.* Also
the timing of the spreader dam placement in streams, by the
Santa Clara Valley Water District, could benefit from review. 5L-10
5M-1

or

Page 5C-10-Freshwater Habitats, I concur with the Water District
suggestion that a discussion of fish be included in this section.

18-4

Page 5C-20-Riparian and Freshwater Resources refers to Policy
R-RC40 in which I heartily concur, especially in regards to the
setback/buffer area. However, would propose that with the water
quality standards that are mandated by the Clean Water Act, that
firm guidelines as to the depth and vegetative caliber of this
buffer be established. For instance 25 feet of tree roots will
filter pollutants from sub-surface infiltration to a stream, and
how wide a buffer strip of bank vegetation will do the same job?

Roads should be landscaped with this water quality protection in mind and stormwater drains buffered by some filtering capability. In this area the County Drainage Manual 5L-7 and 5L-12 Drainage should have up-to-date Basin Plan best management practices.

Greenbelting along streams should be encouraged by special conservation tax benefits. Orchards would be especially ~~sustainable~~, but Golf courses would not due to the nutrient loading to the stream. 18.4

Placement of sewers in and under and adjacent to streams should be prohibited. In that tree roots and land subsidence often ally with age to breakdown joints and that animal activity can occur to weaken the casing, it is a practise that invites problems of pollution. The tree roots on the other hand benefit all beneficial instream uses and should not be sacrificed to urban plumbing. 5M-9

This is a rough draft of what should be submitted and I apologize.
Libby Lucas, *Libby Lucas* 174 Yerba Santa Avenue, Los Altos, 94022 CA

* In Los Altos there is a seasonal restriction on grading that limits it to the dry months April to November (5L-7)

(19)

Prof. & Mrs. Anthony E. Siegman
 550 Junipero Serra Blvd.
 Stanford, CA 94305
 October 31, 1995

Santa Clara County
 General Plan/DEIR Review Comments
 Santa Clara County Planning Office
 70 West Hedding, 7th Floor
 San Jose, CA 95110 (via fax)

RECEIVED
 OCT 31 1994

COUNTY OF SANTA CLARA
 ADVANCE PLANNING OFFICE

Dear Sirs:

We commend the current draft General Plan and its EIR for affirming the provisions of the Congestion Management Plan, specifically the policy to

"...allow additional road capacity to be created only when all feasible automobile travel demand measures have been implemented." (C-TR11 Gen. Plan Book A, p.57)

In the words of Palo Alto staff commenting on that city's current comprehensive plan revision:

"It is important to note, especially at the subregional and regional levels, and within current policies (i.e., without road pricing and/or extensive parking charges), that one of the best (and probably the best) encouragement for use of transit is traffic congestion. If the use of transit can involve trip times that are reasonably close to auto travel and result in less occupant stress, the potential shift to transit is increased."
- Palo Alto Comp. Plan Update draft 9/8/94, TR1-A, p. 3 (emphasis added.)

"Without planning for a shift from auto dependence, it can never occur, even for future generations. Small steps toward that seemingly impossible cultural shift can accumulate." [TR-8, p.16]

We urge you to insist on a coordinated study of transportation alternatives in the surrounding area before committing to any project such as the currently proposed physical expansion of the Page Mill Road intersection with Junipero Serra/Foothill. The combination of that project with the potential development of the Sand Hill Road corridor could place tremendous pressure on the still-pristine area along Junipero Serra Blvd, a designated county Scenic Roadway, unless deliberate care is taken to prevent that.

Before a million dollars is spent enlarging this intersection, expediting the flow of single-occupant autos, we hope County staff will at least insist on an analysis of how much improvement could be obtained merely by optimizing the signal timing.

We are encouraged to hear that Stanford's administration has recently commissioned a more comprehensive study of traffic circulation in the area.

"Cities struggle with the notion how to begin to shift the investment in transportation systems [away from the single-occupant-auto oriented]. "
[Palo Alto CPAC Ph. II Mtg. #12 Summary, Attachment B].

Let us suggest that we begin by NOT enlarging this intersection-- at least not until all other more forward-looking approaches have been carefully considered and the full economic, environmental, and social costs issues are incorporated into the decision making.

Thank you for your consideration.

Sincerely,

Jeannie and Tony Siegman
County Residents

(20)



MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION DEPARTMENT
P.O. BOX 1208 SALINAS, CALIFORNIA 93902 (408) 755-5025

ROBERT SLIMMON, JR.
DIRECTOR OF PLANNING AND BUILDING INSPECTION

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NOV 1 1994

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

October 28, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor.
70 West Hedding Street
San Jose, CA 95110

Dear Mr. Graham:

Thank you for the opportunity to comment on the Santa Clara County General Plan Draft EIR. On behalf of the Monterey County Board of Supervisors, I recommend that the following issues be addressed further in the Final EIR:

1) Development Potential Of The Tri-County Area And Related Impacts:

The General Plan - land use section on Page 5A-2 states that "Most of the County's population growth that is expected to occur will be in San Jose, and to a lesser extent in South County". A more precise estimate of the expected growth in South (Santa Clara) County should be presented. Monterey County has concerns that the potential for increased growth in this multi-county region exists considering the fact that Williamson Act contracts are being cancelled around the City of Gilroy, and that the City of Salinas is growing north around Highway 101. Also, a number of large housing projects are planned for northern San Benito County. In general, the growth potential, and its related impacts for this area are shared by the three counties, and should be discussed in the context of the Santa Clara County General Plan EIR.

20-1

2) Analysis Of Inter-County Traffic Impacts:

Staff notes that the Graphs on Page 5D-3 indicate that the peak hour volume/capacity for Highway 101 in South County still has not reached a maximum. Given the potential for South County growth and the available highway capacity, there appears to be a possibility for secondary traffic impacts to existing conditions in Monterey County. For example, increases in commuter traffic may occur between Monterey County and South County. Also, the EIR notes non-work related auto trips will increase as a future trend; many of these trips may be

20-2

to, or through, Monterey County to recreational/visitor destinations. We recommend that the EIR address these issues. This analysis should be consistent with information and findings contained in the Route 101 - Improvement Alternatives Study - Prunedale Study, currently being prepared for the California Department of Transportation. 20-2

Again, thank you for the opportunity to comment on the Draft EIR for the Santa Clara County General Plan. If you have any questions, please contact Ray Maculans or Jeff Main at 408-755-5025.

Sincerely,


Robert Slimmon, Jr., Director.

cc: Board of Supervisors; Nick Chiulos, Chief of Planning Services, Kathy McKenna, Supervising Planner, Wes Arvig, Supervising Planner - Department of Planning and Building Inspection.



CITY OF SAN JOSÉ, CALIFORNIA

DEPARTMENT OF CITY PLANNING AND BUILDING
801 NORTH FIRST STREET
SAN JOSE, CA 95110-1795

GARY J. SCHOENNAUER
DIRECTOR OF PLANNING

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COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

October 24, 1994

Mr. Hugh Graham
Santa Clara County Planning Department
County Government Center, 7th floor
70 West Hedding Street
San Jose, California 95110

Dear Hugh:

**SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE REVISED
SANTA CLARA COUNTY GENERAL PLAN**

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the Santa Clara County General Plan. While the City has several concerns regarding policies in the General Plan, particularly regarding hillside development, the City has no comments on the Draft EIR. The City's comments on policies in the General Plan will be forwarded to the County under separate cover.

Sincerely,

Gary J. Schoennauer
Gary J. Schoennauer
Director of Planning

GJS:lq

File 73A/CODEIR.COM
OA94-09-29

DEPARTMENT OF TRANSPORTATION

BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
TDD (510) 286-4454



October 31, 1994

SCL-GEN-0
SCH: 94023004
SCL000081

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NOV 2 1994

Mr. Hugh Graham
Planning Department
County of Santa Clara
70 W. Hedding Street, 7th Floor
San Jose, CA 95110

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

Re: Draft Environmental Impact Report (DEIR): Santa Clara County
General Plan, Books A & B. Proposed project is the Santa Clara County
1994 General Plan.

Dear Mr. Graham:

Thank you for including the California State Department of Transportation (Caltrans) in the environmental review process. We have reviewed the above referenced DEIR and Books A and B of the plan and wish to forward the following comments:

- 1. Referring to page 5D-1, second paragraph, which reads, "Traffic volumes on I-880 and I-680 presently exceed theoretical capacity at the County line during most peak hours," etc... and "Figure 5D-2 shows the peak hour volumes and capacity on major freeways in Santa Clara County." Please clarify what is meant by "theoretical capacity," it is impossible for volume to exceed capacity. 22-1
- 2. Referring to page 5D-5, fourth paragraph, please correct the inference here, HOV bypass lanes do not allow users to proceed "non-stop" at on-ramps. HOV bypass lanes are metered but the cycling rate is faster than the mixed-flow lane, allowing the HOV user to enter the freeway at a faster rate. 22-2
- 3. Referring to page 5D-6, the table entitled, "Existing and Funded Transportation Improvement Projects," the projects listed for Route 880 should be corrected to read as follows: "Widen from 4 to 6 lanes (no HOV) from Old Bayshore Highway to the Montague Expressway; widen from 6 to 8 lanes (with HOV) from Montague Expressway to the Alameda County line." 22-3

We appreciate the opportunity to work with you on this project and wish to continue close correspondence on any new developments. Should you have any questions regarding these comments, please contact Salimah As-Sabur of my staff at (510) 286-5583.

Sincerely,

JOE BROWNE
District Director

By: 

PHILLIP BADAL
Transportation Planning Branch

cc: Mike Chiriatti, SCH
Craig Goldblatt, MTC
Patricia Perry, ABAG

DEPARTMENT OF FISH AND GAME

POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500



October 28, 1994

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**COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE**

Mr. Hugh Graham
Santa Clara County Advance Planning
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110

Dear Mr. Graham:

Santa Clara County General Plan
Draft Environmental Impact Report (DEIR)

Department of Fish and Game personnel have reviewed the Draft Santa Clara County General Plan (GP) and the DEIR for the GP. We have the following comments:

- Figure 5C-3 of the DEIR shows areas designated as Significant Natural Areas of Santa Clara County with sensitive species reported for each area listed in Table 5C-1. It should be noted that additional sensitive species may occur at these sites. As mentioned, other sensitive areas that support special-status species exist in the County. For example, burrowing owls (Athene cunicularia) are found at lower elevation grasslands throughout the County and western pond turtles (Clemmys marmorata) are found in ponds in the central Mt. Hamilton Range. 23-1

Page 5C-23 (Knowledge and Mapping of Habitat Resources): This is an excellent idea. We recommend that the County pursue this goal aggressively. The improved map should include serpentine soils and known or potential habitat for listed and candidate species, as well as State Species of Special Concern. We recommend that this information be used to screen proposed projects requiring ministerial permits to determine whether formal environmental review pursuant to the California Environmental Quality Act (CEQA) is needed. 23-2

- According to the DEIR, impacts to biotic resources are considered significant if they include removal or degradation of plant communities with high botanical or wildlife value, such as riparian, wetlands, and serpentine bunchgrass grasslands. Because of cumulative losses that have occurred and continue to occur, we regard loss of acreage of any habitat type to be significant and recommend mitigation. Grasslands and scrub are often developed without mitigation, leading to an unaddressed cumulative loss of wildlife habitat. We recommend project applicants be required to offset 23-3

development impacts by setting aside or acquiring an equal number of acres for open space. Alternately, the County could create a program requiring in-lieu fees for each acre developed to be used to purchase lands for open space and wildlife habitat.

23-3

3. On page A-86 of the GP, general habitat types within the project area are listed. "Mixed woodland" should be added to the list.
4. R-RC 26 of the GP (page B-35) lists possible uses of San Francisco Bay wetland areas that may be acceptable and which may cause little or no impact. The list includes salt ponds and marinas. We would expect that, in most instances, these uses would cause impacts and they should be removed from the list.
5. R-RC 37 of the GP (page B-36) provides for buffer areas along creeks and streams. Buffers should also be provided around wetlands. Under R-RC38a. no building, structure, or parking lots are allowed in the buffer area. Roads and turf should also be restricted from the buffer area.

For impacts to wetland and riparian habitat that cannot be avoided, we recommend a minimum mitigation ratio of 3:1, based on creation of in-kind acreage of equal or better habitat value. Replacement of habitat acreage at a lower ratio may be appropriate if the replacement is completed prior to the destruction of the original habitat. Any revegetation plans should use native species with seeds or cutting collected on-site. Policy to provide for mitigation for riparian losses should be included in the GP.

One of the mitigation measures proposed in the DEIR to reduce fencing impacts to riparian resources is to utilize grazing for resource management purposes. In general, livestock grazing is detrimental to riparian and wetland habitats, reducing forage and cover value for wildlife, degrading water quality, and contributing to erosion. General Plan policy should encourage restriction of livestock from riparian and wetland habitats.

23-4

Biotic Resources Impact 7 of the DEIR discusses degradation of riparian areas by domestic livestock and impacts to anadromous fish and amphibian species. The mitigation measure proposed for this impact is to encourage a cooperative effort to develop Best Management Practices for impact reduction. Unless enforcement of the Best Management Practices is assured, this mitigation would not be expected to reduce impacts to a level of insignificance.

6. On page B-32 of the GP, the list of factors that have impacted the natural features of the landscape of the County should include livestock grazing. This activity has resulted in dramatic changes in both composition and structure of plant communities with resulting impacts to wildlife populations.

In the discussion of Grasslands and Oak Savannah (page B-37 of the GP), it is stated that management of livestock grazing on public lands is fairly rigorous to minimize conflicts between grazing, resource conservation, and recreational uses. Many of the parklands in the County have been overgrazed in the recent past with detrimental effects on native plant communities and wildlife habitat. It is not clear that the County's Grazing and Livestock Policy will prevent this impact in the future. Policy statements should also be included to discourage overgrazing on private lands.

Impact 8 addresses impacts of overgrazing on grasslands. Mitigation proposed is to develop an educational and cooperative program to encourage measures to improve grassland habitat value. As with Impact 7, since this mitigation depends upon voluntary compliance, we do not expect that impacts will be mitigated to a level of insignificance.

23-5

7. In the discussion of Non-Commercial Timber Harvesting and Tree Removal in the GP, it is stated that landowners have generally recognized the ecological and economic values of maintaining hardwood habitats, and that significant impacts to these habitats throughout rural areas are unlikely. Under the current zoning ordinances, 10 percent of mature trees can be cut on a given property in a year. Over 10 years this could result in removal of 64 percent of the trees and 87 percent in 20 years. Because no replanting efforts are required, and natural oak regeneration is poor, current policy could result in a significant loss of oak woodland. We recommend that allowable harvesting rates be lower and mitigation be required.

Page 5C-22 (Grassland and Woodlands): Limiting protective measures to specimen trees results in loss of the young trees which should maintain the woodland over the long term. The policy needs to be revised to protect regeneration of oak woodlands.

We believe that mitigation recommendations applied to removal of oaks for development or other activities covered under CEQA should also apply to oak cutting for other purposes, including harvesting of firewood. Senate Concurrent Resolution No. 17 establishes the State's position that protection and enhancement of oak woodlands is a priority due to their high habitat value for wildlife. This Department recommends

23-6

avoidance of impacts to oak woodland. Should this be deemed infeasible, we recommend that project applicants be required to dedicate existing oak woodland for permanent protection at an acreage ratio of 3:1. Because preservation of existing woodland cannot fully mitigate the lost acreage and habitat value, we recommend that tree replacement should be required on an on-site location at a ratio that will ensure a 1:1 replacement of mature trees. A mitigation plan should provide for monitoring and a contingency plan to specify further steps should the established success goals not be met. Livestock grazing should not be permitted in areas revegetated with oak woodland to promote oak survival and maximize benefits to wildlife.

23-6

R-RC 48 of the GP would encourage firewood collection for beneficial removal of dead or downed trees. As discussed, under Impact 9 of the DEIR dead or downed trees provide important wildlife cover, particularly where other cover has been removed by livestock use. Rather than encouraging firewood collection, policy R-RC 48 should be restated to discourage dead wood collection by means that would require heavy equipment. Removal of dead and downed trees should be limited to thinning. Removal of all snags and large woody debris should be discouraged.

8. Both Impacts 9 and 10, which discuss impacts of fire suppression in rural areas, rely upon public education and voluntary involvement in habitat management efforts. Because landowners may choose not to comply with management recommendations, significant impacts may occur.
9. Effects of mining of alluvial sources on riparian habitats and water quality are discussed in the GP (page B-45). We recommend that impacts to riparian habitats from quarrying be avoided or mitigation be required commensurate with impacts from other types of development activities, as discussed in Item 5 above.
10. Page 5A-31 (Impact 3, Mitigation Measure 1): It is not clear whether the reference to "areas designated for agricultural" is intended to cover ranchlands. The issues raised apply to Ranchlands and Hillside, as well as Agriculture. We recommend that the language be changed to "Resource Conservation." We would strongly support adoption of the revised mitigation measure.

23-7

23-8

Mr Hugh Graham
October 28, 1994
Page Five

Thank you for the opportunity to comment on this project. If you have any questions or concerns regarding our comments, please contact Martha Schauss, Wildlife Biologist, at (408) 623-4989, or Jeannine Dewald, Associate Wildlife Biologist, at (408) 429-9252; or Carl Wilcox, Environmental Services Supervisor, at (707) 944-5525.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian Hunter".

Brian Hunter
Regional Manager
Region 3

November 2, 1994

RECEIVED
NOV 3 1994

Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th Floor
70 West Hedding Street
San Jose, CA 95110

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

Subject: Draft Environmental Impact Report for the Draft Revised Santa Clara County General Plan

Dear Mr. Graham:

We have reviewed the Draft Environmental Impact Report (DEIR) for the revised Santa Clara County General Plan and have several comments regarding environmental concerns. We believe the draft revised General Plan and DEIR provide a sound framework for guiding Santa Clara County into the next century. County staff and the General Plan Review Advisory Committee should be applauded for their dedicated effort in bringing the General Plan up to date.

In general, we are pleased to find that the revised General Plan mirrors the existing plan in providing policy that will ensure the preservation of hillsides areas. More specifically, we would like to strongly support the analysis and mitigation measures that relate to urban growth boundaries. Coordination of city and County land use planning policies and joint agreements for areas along the urban fringe will greatly assist in shaping and softening the urban edge and reduce environmental impacts on our remaining open space resources.

Our concerns with the revised General Plan as reflected in the DEIR focus on meeting the growing demand for parks and open space and regulating inappropriate land uses in the hillside areas. In the Public Services chapter of the DEIR, we feel the cumulative impact of future development and population growth on park and open space resources is not fully addressed. The plan describes environmental impacts that may result from a projected increase of 8,207 people in the unincorporated areas but does not consider this in relation to the environmental impacts that will come from the tremendous growth anticipated in the incorporated areas of the county. Mitigation Measure 2, described on page 5N-26, may reduce the impacts resulting from growth in the unincorporated area but not the overall cumulative impact from regional growth, which is estimated at more than 100,000 people in the next 10 years.

24-1

The overriding question is how to meet the growing demand for park and open space resources in the next fifteen years. We would like to see policy statements strengthened to recognize that both acquisition and development of parks and open space are needed to mitigate the impacts of growth. The summary statement in the introduction of the Parks and Recreation chapter clearly presents the challenge in meeting a growing public demand for parks and open space with limited funding and need to protect natural resources from overuse. A balance between acquisition and development is necessary if we are to meet the challenge. The environmental impacts resulting from policies and implementation measures that emphasize development of park resources may lead to loss of natural areas and overuse of existing facilities. Policies that attempt to more aggressively implement Open

Space Preservation 2020 Task Force priorities should be included. The economic climate is unpredictable and recovery may open up new opportunities for land acquisition. The revised General Plan should contain policies that are flexible enough to respond to a changing economic climate and best meet the growing park and open space needs of the county.

A potential significant impact that has not been addressed in the DEIR relates to dedications of open space through residential and non-residential development. Policy R-LU 20 on page B-71 of the draft plan requires such dedications under paragraph 2. Open space dedications associated with clustering can significantly impact public agencies that may be expected to manage these lands. It may be necessary to better define the criteria for open space lands that are suitable for dedication to the county or agencies such as ours. On page 5A-26, of the DEIR, policies permit clustering provided the resulting open space is dedicated permanently. It goes on to state this can be accomplished with dedication of open space easements to the county. In the Park and Recreation chapter, complimentary policies that support the acquisition and management of these dedicated lands should be included along with the means to address the financial impact of these potential dedications on the parks and open space agencies. The potential impacts resulting from these policies then need to analyzed in the DEIR. 24-2

The District supports mitigation measures under Land Use Compatibility on page 5A-31 that would deny golf courses in areas designated for agriculture. We would also contend that golf courses should be denied in Hillside areas because they can not be compatible with the landscape and resources of the Hillside areas and are growth inducing. If golf courses continue to be permitted in the Hillside areas, stringent criteria should be established defining acceptable limits for grading, traffic, and impacts on vegetation, watersheds and wildlife habitat. In addition, policies need to be strengthened to provide a basis for linking open space dedications to golf courses and other non-residential developments, and to clarify that golf courses do not constitute open space land for the purposes of mitigation. 24-3

Thank you for the opportunity to comment on the DEIR. We anticipate submitting additional comments on the revised General Plan at your November 29 meeting and look forward to participating in the planning process.

Sincerely,



Randy Anderson
Planning Manager

RA:snd

cc: L. Craig Britton, General Manager
MROSD Board of Directors

(25)

State of California

THE RESOURCES AGENCY

MEMORANDUM

To: Project Coordinator
Resources Agency

Date: November 2, 1994

Mr. Hugh Graham
Santa Clara County Planning Office
County Government Center, 7th floor
70 West Hedding Street
San Jose, CA 95110

RECEIVED
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From: Department of Conservation
Governmental and Environmental Relations

COUNTY OF SANTA CLARA
ADVANCE PLANNING OFFICE

Subject: Draft Environmental Impact Report for Revised Santa Clara County General Plan:
SCH# 94023004

The Department of Conservation has reviewed the Draft Environmental Impact Report (DEIR) for the County of Santa Clara Draft Revised General Plan. The Department's Division of Mines and Geology (DMG) has special expertise pertaining to the definition of geologic and seismic hazards, as well as mineral resource issues. DMG's following review under the California Environmental Quality Act raises many issues pertinent to the Safety Element review pursuant to Government Code Section 65302(b). Please note that DMG intends to supplement the following comments, though those will arrive after the 30-day Safety Element review period. The State Mining and Geology Board also offer comments regarding mineral land resource policies.

Safety Element and Seismic Hazard Issues

I. General Information

Pursuant to Government Code Section 65302 (b), a City or County shall consult with the Department of Conservation's Division of Mines and Geology (DMG) prior to preparing or revising a draft General Plan Safety Element, and submit the draft Safety Element (or Safety Element amendment), as well as any technical studies used in its development, to DMG for review at least 45 days prior to the element's adoption. DMG reviews the draft Safety Element (or amendment) and may provide comments to the lead agency within 30 days of its receipt for consideration prior to the element's adoption. (In the event that comments are received after 30 days, DMG encourages the lead agency to consider the comments for future revisions or amendments to the Safety Element). The lead agency must provide DMG with a copy of the final Safety Element (or amendment) once adopted.

Public Resources Code Section 2697 states that cities and counties shall require, prior to approval of projects located in seismically-related hazard zones, geotechnical reports addressing such hazards. A copy of each approved geotechnical report shall be submitted to DMG within 30-days of the report's approval.

Comments and Recommendations:

The DEIR appears to present a thorough review of geologic hazards in the County, and to provide worthwhile policies and standards addressing these hazards. The County is to be commended for its ongoing efforts to address public safety impacts of these potential hazards.

25-1

Mr. Hugh Graham
November 2, 1994
Page Two

The following recommendations are offered by DMG for the County to consider as supplements and/or refinements to the Final EIR:

- 1) Regarding fault rupture hazard zoning, DMG notes that effective January 1, 1994, the name "Special Studies Zones" has been changed to "Earthquake Fault Zones" and Chapter 7.5, Division 2, of the Public Resources Code has been renamed the "Alquist-Priolo Earthquake Fault Zoning Act". For additional information, consult DMG Special Publication 42, "Fault Rupture Hazard Zones in California", revised 1994. 25-2
- 2) The County may wish to clarify the DEIR section of Table 2-2, Summary of Significant Impacts, Unmitigated Impacts, Chapter 5K: Geology, wherein it indicates that *no* mitigation measures for seismic hazards are *feasible*. Chapter 5K of the DEIR addresses many mitigation measures in the Draft Revised General Plan that minimize the impacts of seismic hazards. 25-3
- 3) Under "Seismicity", Page 5K-2, the DEIR indicates that many faults once identified as "potentially active" by the State were removed from Alquist-Priolo Special Study Zone maps as a result of more up-to-date information. DMG clarifies that many potentially active faults were removed because of revised zoning criteria standards, and that current A-P maps do not show all active or potentially active faults. 25-4
- 4) A 1994 edition of the Uniform Building Code (UBC) has been recently released. DMG recommends that the County review the 1994 UBC, which has some revised standards governing site evaluation, grading and excavations, and (seismic) foundation and structure design (in Chapters 16, 18, and Appendix Chapter 30). DMG generally supports the adoption of seismic and geotechnical standards provided in the UBC, notwithstanding more stringent regulations provided by State law. 25-5

In addition, the City may wish to note that the State Building Code (Title 24 of the California Administrative Code) generally requires more detailed engineering geologic/seismic and geotechnical investigations for certain developments, such as critical and essential services buildings (hospitals, schools, etc.) than are provided in the UBC.
- 5) Under "Ground-Shaking", p.5K-6, the DEIR provides estimates of "maximum bedrock acceleration" using DMG's 1974 Map Sheet 23 and other sources of information. Recent advances in ground motion estimation, increased knowledge of relative seismic activity of faults, and refined probabilistic approaches to evaluating seismic hazard have all resulted in improvements to the seismic acceleration estimates provided in the Map Sheet. For example, the County may wish to consider maps provided in Litehiser et al. (1992). 25-6
- 6) The County may wish to distinguish several types of ground failure/consolidation processes that can significantly affect structures and utilities. Subsidence, loading settlement, and seismically-induced settlement are three different types of earth consolidation phenomena in that they can be associated with different soil types and causative processes. *Static (or loading) settlement* is generally induced by the weight of a structure and can be associated with peat and weak clayey soils near the ground surface. *Seismically-induced settlement*, which may or may not be associated with *liquefaction*, is generally associated with consolidation of loose sandy soils in 25-7

Mr. Hugh Graham
November 2, 1994
Page Three

response to earthquake shaking. Liquefaction can occur if the loose ground is saturated, but dry consolidation of loose ground or fill also can cause significant damage¹. The latter hazard may be significant in areas having low potential for liquefaction simply due to deeper groundwater levels. Seismically-induced settlement was observed at many sites after the Northridge earthquake, and was identified as a common cause of damage to structures, utilities, and transportation routes (EERI, 1994). Lastly, *subsidence* generally refers to regional ground settlement associated with the collapse of soils upon withdrawal of underground fluids (e.g., oil or water), although the phenomenon may occur locally around the withdrawal location.

25-7

Mineral Resource Management

The State Mining and Geology Board (Board), which advises and works with the Department regarding mineral classification and designation efforts, reviewed Santa Clara County's Draft Environmental Impact Report (DEIR) for 1994 General Plan Update and offers the following comments with regard to mineral resources.

Mineral Resources Issues

As indicated in the DEIR and the Proposed General Plan, Northern Santa Clara County has been classified and designated by the State as containing significant sand and gravel aggregate deposits (1987, Mineral Land Classification: Aggregate Materials in the San Francisco-Monterey Bay Area, Part II, Classification of the Aggregate Resource Areas, South San Francisco Bay Production-Consumption Region, and January 1987, Designation of Regionally Significant Construction Aggregate Resource Areas in the South San Francisco Bay, North San Francisco Bay, Monterey Bay Production-Consumption Regions).

Pursuant to the Surface Mining and Reclamation Act (SMARA), Section 2762(a), lead agencies which have State classified and/or designated lands within their jurisdiction are required to establish Mineral Resource Management Policies (MRMPs) in their General Plan that will:

25-8

- (1) recognize mineral information classified by the State Geologist;
- (2) assist in the management of land uses which affected areas of statewide and regional significance; and
- (3) emphasize the conservation and development of identified mineral deposits.

These policies must be forwarded to the Board for review and comment prior to lead agency adoption. SMARA Section 2762(c) provides that any subsequent amendment of previously approved MRMPs must also be sent to the Board for review and comment. On April 6, 1988, the State Mining and Geology Board notified Santa Clara County that its MRMPs adopted in September 1988 complied with the SMARA's mineral conservation requirements.

Although the DEIR indicates no substantive amendments are proposed to the County's MRMPs, please forward to the Board the revised policies (pursuant to SMARA Section 2762(c)) for review and comment. MRMPs for review can be sent to:

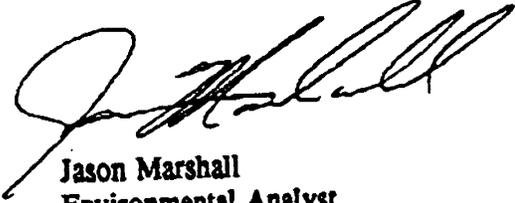
State Mining and Geology Board, Attention Ms. Alice M. Singh
801 K Street, MS 24-05,
Sacramento, California 95814.

¹ Settlement estimation for both liquefiable and dry granular soils is addressed by Tokimatsu and Seed (1987).

Mr. Hugh Graham
November 2, 1994
Page Four

Closing Comments

The Department appreciates the opportunity to comment on the County of Santa Clara's Revised General Plan DEIR. If you have any questions regarding these comments, please contact me at (916) 445-8733, Jeff Howard at (916) 323-4399 for assistance with seismic hazards issues and the Safety Element, or Alice Singh at (916) 322-1082 regarding mineral resource management policies.



Jason Marshall
Environmental Analyst

Enclosure

cc: Jeff Howard, DMG
Ray Seiple, DMG
Alice Singh, SMGB

References:

Litehiser, J., Marrone, J., and Abrahamson, N., 1992, A preliminary model of firm foundation acceleration hazard in the San Francisco Bay Area: Earthquake Spectra, Earthquake Engineering Research Institute, v.8, n.2.

Earthquake Engineering Research Institute (EERI), 1994, Northridge Earthquake January 17, 1994: Preliminary Reconnaissance Report # 94-01, 96p.

Tokimatsu, K., and Seed, H.B., 1987, Evaluation of settlements in sand due to earthquake shaking: Journal of Geotechnical Engineering, v. 113, no. 8, p. 861-878.

