APPENDIX F
MITIGATION MONITORING AND REPORTING PROGRAM
MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE COYOTE LAKE-HARVEY BEAR RANCH COUNTY PARK MASTER PLAN EIR

INTRODUCTION

This is the Mitigation Monitoring and Reporting Program (MMRP) for the Coyote Lake-Harvey Bear Ranch County Park Master Plan EIR.

This project has been analyzed in accordance with the California Environmental Quality Act (CEQA) requirements in the Program Environmental Impact Report (EIR) for the Coyote Lake Harvey Bear Ranch County Park Master Plan EIR (certified December 16, 2003). This MMRP is required by Section 21081.6 of the CEQA statute.

MITIGATION MONITORING AND REPORTING PROGRAM

The MMRP includes the mitigation measures identified in the EIR required to address only the significant impacts associated with the project components being approved. The significant impacts associated with this project and the required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the Draft EIR (June 2003), and in the Final EIR (December 2003), which includes staff-initiated text changes in response to comments on the DEIR. The mitigation measures included in this program are those adopted by the Santa Clara County Board of Supervisors in its Findings of Fact, as required by CEQA.

Compliance with these mitigation measures will be monitored and verified at different stages in the project implementation process. The MMRP provides a framework for identification and implementation of specific mitigation measures for project-level and program-level Santa Clara County Parks and Recreation Department (SCCPPRD) projects within the Master Plan. As individual projects are developed, specific monitoring and reporting requirements will be identified on a project by project basis.
The MMRP is presented in Table 1, and is keyed to each significant impact and each adopted EIR mitigation measure. The significant impacts and mitigation measures are summarized in the tables and are coded by number to the appropriate EIR section. The column headings in the tables are defined as follows:

- **Implementation Procedure:** If needed, this column provides additional information on how the mitigation measures will be implemented. The column was left blank if no elaboration on the mitigation was necessary.

- **Monitoring and Reporting Actions:** This column contains an outline of the appropriate steps to verify compliance with the mitigation measure.

- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.

- **Monitoring Schedule:** This column identifies the general schedule for conducting each monitoring and reporting task, identifying where appropriate both the timing and the frequency of the action. The schedule milestones utilized for this column include:
  
  - During project design / final plan approval
  - Prior to approval of construction specifications
  - Prior to start of construction
  - During construction
  - During operation of facilities
  - Prior to NPDES permit application
TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake-Harvey Bear Ranch County Park

AIR QUALITY

Impact Air Quality-1: Construction activities would generate short-term emissions of criteria pollutants. Identified as potentially significant impact.

Mitigation Measure Air Quality-1: During construction of Park facilities requiring grading or excavation, construction contractors shall implement the following dust control program, which is recommended by BAAQMD.

- Water all active construction sites at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased water frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.

- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between top of the load and the top of the trailer).

- Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

- Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.

- Sweep streets daily (with water sweepers using reclaimed water if possible) if visible soil material is carried onto nearby paved roads.

The following measures should also be implemented at all construction sites greater than four acres in area.

- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

- Limit the speed of all construction vehicles to 15 miles per hour on unpaved roads.

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

- Replant vegetation in disturbed areas as quickly as possible.

The following control measures should also be implemented at construction sites that are large in area, located near sensitive receptors, or which for any other reason may warrant additional emissions reductions:
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Install wheel washers for all exiting trucks, or wash off tires or tracks of all trucks and equipment leaving the construction site
- Install wind breaks, or plant trees/vegetative wind breaks at windward side

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| 1. Include a dust control program in contract specifications. | 1. Review construction specifications to verify inclusion of dust control program. Retain review and dust control program for administrative record.  
|                           |                                  | 2. County Parks          | 2. As necessary during construction. |

**Impact Air Quality-2:** The Park Master Plan would result in an increase in criteria pollutant emissions due to project-related traffic. **This would be a less than significant impact.**

Over the long-term, the Master Plan would result in an increase in emissions primarily due to an increase in motor vehicle trips. On-site stationary sources and area sources would result in lesser quantities of pollutant emissions. Emissions estimates for the first year of park operation under Phase 1 and for complete build-out under the Master Plan have been prepared using the procedures established by the *BAAQMD CEQA Guidelines* (BAAQMD, 1999). The results of the analysis are shown in Table 3-3. The estimates shown in Table 3-3 are based on an estimate of 413 average daily trips after completion of Phase 1 projects and 1,687 daily vehicle trips upon complete buildout for an average weekend.

**Impact Air Quality-3:** The proposed project would contribute to cumulative regional air emissions by the operation of the Park under the Master Plan. **This would contribute to a net air quality benefit**

According to the BAAQMD *CEQA Guidelines*, any proposed project that would individually have a significant air quality impact would also be considered to have a significant cumulative air quality impact. For any project that does not individually have significant operational air quality impacts, the determination of significant cumulative impact is based on an evaluation of the consistency of the project with the local general plan and of the general plan with the regional air quality plan. To determine cumulative impacts of the proposed project, the project's consistency with the Clean Air Plan was determined based on its consistency with the 2000 Bay Area Clean Air Plan. The Master Plan, as mitigated, would have a less than significant impact on regional air quality. The
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

nature of the Master Plan is that it will offer high-quality recreation opportunities to residents of the county and nearby counties who would otherwise have to travel longer distances to experience the same recreational opportunities. This would result in a net benefit to air quality in the region.

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| 1. Design facilities to operate in compliance with BAAQMD permit requirements. | 1. Incorporate permit requirements in design standards.  
2. Perform inspections to ensure that facilities are operating to permit requirements. Retain inspection report for administrative record. | 1. County Parks  
2. County Parks | 1. During Project Design/Final Plan Approval  
2. During operation of facilities. |

BIOLOGICAL RESOURCES

Impact Biological Resources-1: Construction of a new trail segment to replace a portion of the ridgeline ranch road, and subsequent use and maintenance of the segment, could result in impacts to the Bay checkerspot butterfly critical habitat and loss of individuals during reproductive periods. Less Than Significant with Mitigation Measures

Mitigation Measure Biological Resources-1a: Preconstruction surveys should be performed at locations where trail construction and maintenance, mowing or other ground-disturbing activities are necessary to prepare or maintain the existing alignments for public use. Surveys should include searches for Bay checkerspot adult and larval life stages. Any ground-disturbing activities in occupied habitat should be limited to the fall months (September through November) and completed prior to the rainy season. At this time of year, partially grown larvae are in diapause and hiding under rocks or in cracks and crevices in the soil, and are considered less vulnerable than when they are active feeding in the spring. Maintenance and construction may take place at other times along portions of the trails where survey results do not detect the species.

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| 1. Preconstruction survey for Bay checkerspot butterfly adult and larval life stages.  
2. Limit ground-disturbing activities to fall months (September through November) and complete these activities prior to the rainy season | 1. Retain results for administrative record  
2. Conduct inspections to ensure compliance. | 1. County Parks  
2. County Parks | 1. Prior to construction activities.  
2. During construction as necessary to ensure compliance. |
Mitigation Measure Biological Resources-1b: Vegetation management of annual and serpentine grasslands that support food plants of the these insects can improve the habitat quality by reducing weeds and annual grasses. Implementation of the Natural Resource Management Plan (NRMP) included as part of the proposed Master Plan would likely improve habitat quality and the potential for supporting a population of Bay checkerspot butterfly within the Park. Grazing cattle has been used at other locations in Santa Clara County to effectively manage the butterfly’s habitat. The timing and intensity of the grazing program is critical for favoring the growth of food plants, and would be stipulated in response to monitoring as described in the NRMP.

Impact Biological Resources-2: Implementation of the Master Plan could result in direct and indirect disturbance of western pond turtle nesting habitat located near the pond next to the Bear Ranch house. Less Than Significant with Mitigation Measures.

Western pond turtle, a Federal species of concern and a California species of special concern, occupies the pond near the Bear Ranch house in the northeast corner of the West Flat Area. This is the only pond in the park where pond turtles were detected during reptile and amphibian surveys that included seining. Habitat for the pond turtle at this location includes the pond itself, as well as an indeterminate area of adjacent upland used for nesting. The pond turtle population has persisted in proximity to the Bear Ranch House and past sources of disturbance, including people, domestic pets, and vehicle traffic on the driveway. Under the Master Plan, the footprint of development near the pond would remain essentially unchanged, and there would be the same access by pond turtles to suitable nesting sites with the same level of protective vegetative cover. The type of use near the pond would change from a residence to a family picnic site and scenic overlook, which would introduce larger numbers of people and traffic near the pond.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

**Mitigation Measure Biological Resources-2a:** Consistent with the Natural Resources Management Plan, visual surveys should be conducted for pond turtles in late spring (May-June) and early fall (August-September), during warm days when turtles are likely to be active. Surveys should include counts of adult, juvenile, and hatching turtles, as well as the presence, absence, or sign of predators (bass, bullfrogs, herons, raccoons or snakes. Although difficult to locate, any potential nest sites also should be documented.

**Mitigation Measure Biological Resources-2b:** Surveys should assess the adequacy of basking sites, an important habitat element for pond turtles. If shoreline basking sites become limited by vegetation growth, or are otherwise unavailable, then new basking sites should be created. Suitable sites can be provided by placement of a tree trunk or floating platform, secured to remain in the middle of the pond.

**Mitigation Measure Biological Resources-2c:** Consistent with the Natural Resources Management Plan, park visitors and their pets should be limited to approximately 150 feet from the pond edge to prevent trampling of nests. Nesting season extends from approximately April through August, therefore, the limits to access may be relaxed outside of this period. The family picnic/overlook may be located within the 150 buffer, but would be offset by a larger buffer elsewhere around the pond.

**Mitigation Measure Biological Resources-2d:** A speed limit of 10 miles per hour during April-August should be established and enforced on the driveway to the family picnic/overlook.

**Mitigation Measure Biological Resources-2e:** The golf course should be designed to include a buffer, or setback, of 150 feet between the south and west of the pond and the nearest fairway. Fairway margins should retain a high rough that is subject to maintenance only outside of the pond turtle nesting period. The buffer would encompass the slope below the pond with the exposures preferred for nesting. The extensive grassland habitat to the east of the pond will remain in its current natural condition, also available for nesting.

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<tr>
<td>1. Conduct preconstruction surveys for western pond turtles</td>
<td>1. Retain survey results for administrative record</td>
<td>1. County Parks</td>
<td>1. Prior to the start of construction</td>
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<tr>
<td>2. Implementation of the Natural Resources Management Plan and incorporate measures to protect western pond turtle</td>
<td>2. Conduct inspections to ensure compliance</td>
<td>2. County Parks</td>
<td>2. Prior to the start of construction</td>
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TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Impact Biological Resources-3: Implementation of the trails plan in the proposed Master Plan could result in temporary displacement of habitat for big-scale balsam root. Less Than Significant with Mitigation Measures.

Big scale balsam root is known from the northern part of the Park, within the area designated critical habitat for Bay checkerspot butterfly habitat. Trail construction in this area, as described in Impact Biological Resources-1 could adversely affect this plant if undocumented populations of the plant are located in the trail alignment.

Mitigation Measure Biological Resources-3a: A qualified botanist should survey the proposed alignment of proposed trail segments 2 and 5, as identified in the trails Plan. The survey should occur during the same season that trail construction would occur, and during the flowering season for the species (March through June) to ensure recognition if big-scale balsam root plants are present. If plants are present within 25 feet of the proposed alignment centerline, then realignment is recommended.

Mitigation Measure Biological Resources-3b: Big-scale balsam root plants located near the trail should be protected during trail construction. Bright orange temporary fencing should be installed to create a buffer and isolate the plants from the work area. Workers should be educated about the presence of plants, and instructed to avoid disturbing it.

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<td>3. Installation of protection measures if plants are located within construction boundaries.</td>
<td>3. Review survey results and retain survey for administrative record.</td>
<td>3. County Parks</td>
<td>3. As necessary during construction to ensure compliance.</td>
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Impact Biological Resources-4: Construction of Park facilities could result in displacement of oak woodland and native grassland. Less Than Significant with Mitigation Measures.

This impact is conditional on trail route alignments in a native grassland or removal of an oak tree to facilitate proper grade control or sight lines. According to the proposed Master Plan, no impacts would occur to these sensitive plant communities. Every effort has been made to avoid these areas using resource.
sensitivity maps to guide the routing of trails and the siting of other Park improvements. However, implementation of the plan could result in identification of new field conditions or engineering constraints that necessitate exceptions in limited instances from this original intent. In particular, the issue of public safety in the vicinity of large oaks that may be in poor health could necessitate removal of limited numbers of trees.

Removal of oak trees also could result in impacts to nesting raptors, other birds, or bats. These are addressed in subsequent impacts and mitigation measures.

**Mitigation Measure Biological Resources-4a:** The County would retain a certified arborist to assess the health and vigor of all trees in proximity to proposed facilities planned for intensive public use. The arborist would provide recommendations for the preservation or removal of trees that pose substantial risk of injury to life or property of Park visitors and staff.

**Mitigation Measure Biological Resources-4b:** In the event that tree removal is necessary, the impacts would be offset through planting of native oak trees elsewhere in the Park. In all cases, ample opportunities exist to plant trees close to the locations of those removed, with identical site conditions and microclimate. In the Western Flat Area, oak trees may be planted near the historic preservation area, events pavilion, equestrian center, picnic areas, along several small seasonal drainages, and elsewhere throughout the golf course. In the Lakeside Area, new trees could be planted in the campground and picnic areas. Trees should be cultivated by a qualified native plant nursery from acorns collected locally (i.e., from within the park, the watershed, or the County, depending on availability) and should be planted and maintained according to standard native plant establishment guidelines to protect them against damage from wildlife or park visitors.

**Mitigation Measure Biological Resources-4c:** Prior to establishing the final alignments of new trails, a qualified botanist should survey the alignments to determine whether native perennial grasslands would be traversed. Modest re-alignment of at trail should be considered if it would avoid native grasslands without compromising the purpose of the new trail, i.e., to improve connectivity and gradients. The area of displaced native grassland should be quantified to facilitate revegetation or enhancement efforts elsewhere in the Park (see Measure 4-d).

**Mitigation Measure Biological Resources-4d:** Revegetation of native perennial grassland would be implemented according to recommendations and guidelines in the NRMP in the areas abandoned by reduction of campground density, and in the golf course to establish roughs and buffers along the small seasonal drainages.

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<tr>
<td>1. Obtain services of certified arborist to survey and assess the health of all trees within the boundaries of the project area.</td>
<td>1. Review survey findings and retain for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design</td>
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<td>2. Removal of trees will be offset by the planting of native trees elsewhere in the Park.</td>
<td>2. Review construction specifications to ensure inclusion. Retain review for administrative record.</td>
<td>2. County Parks</td>
<td>2. Prior to approval of construction specifications.</td>
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<td>3. Revegetation of native perennial grassland will be implemented as per the NRMP.</td>
<td>3. Perform site inspections to verify compliance with mitigation measures. Retain inspection report for administrative record.</td>
<td>3. County Parks</td>
<td>3. As necessary after construction</td>
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**Impact Biological Resources-5:** Construction of Park facilities could result in loss of raptor nests and other bird nesting habitat in oak woodland. **Less than Significant with Mitigation.**

Construction of park facilities may involve the removal of nesting habitat for raptors and other birds protected by the Federal Migratory Bird Treaty Act (MBTA), Federal Bald Eagle Protection Act (B EPA), and CDFG Code Section 3503.5. Facility construction activities also could disturb nesting or roosting behavior of non-listed special status nesting raptors, other nesting birds (passerines) during the breeding season.

**Mitigation Measure Biological Resources-5:** Construction that results in removal of nests during the non-breeding season (generally September 1 through January 31) does not require mitigation. To the extent feasible, construction of park facilities in proximity to areas identified during the breeding bird survey as active nesting areas will take place outside the period February 15 through August 31.

In the event that the breeding season cannot be avoided, pre-construction surveys for nesting activity would be conducted under the direction of a Certified Wildlife Biologist. If nesting activity of raptors or migratory songbirds protected under the MBTA and BEPA are identified, then construction should be suspended and consultation with the California Department of Fish and Game should be initiated. Subject to agreement with the CDFG, a breeding season monitoring protocol should be implemented during construction, or until the young have fledged.

During construction activities, there is a possibility of impact to individual burrowing owls, a special-status species currently at very low population levels in the Santa Clara Valley. Therefore, in addition to the general measures described in 1, 2 and 3, below, protection measures specific to the burrowing owl also shall be implemented.
**TABLE 1 (Continued)**
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<tr>
<td>1. To the extent feasible, construction activities will be conducted outside the breeding/nesting season (February 15 through August 31). 2. Conduct preconstruction surveys for nesting birds and raptors. 3. If nesting birds or raptors are located during preconstruction surveys, appropriate protection measures will be implemented.</td>
<td>1. Review construction plans and specification to ensure inclusion. Retain in administrative record. 2. Review survey results and retain for administrative record 3. Perform site inspections to verify compliance with mitigation measures. Retain inspection report for administrative records.</td>
<td>1. County Parks 2. County Parks 3. County Parks</td>
<td>1. Prior to final approval of construction plans 2. Prior to construction 3. Prior to construction</td>
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For burrowing owl:

| 4. A pre-construction survey shall be conducted in all areas providing suitable habitat at least 30 days prior to construction according to the most recent CDFG Burrowing Owl Survey Protocol and Mitigation Guidelines (CDFG, 1995) or the approved methodology at the time surveys are conducted. 5. Establish areas around any occupied burrows where no disturbance may occur. The sensitive areas shall extend 160 feet around the occupied burrows during the non-breeding season of September 1 through January 31, and shall extend 250 feet around occupied burrows during the breeding season from February 1 through August 31. | 4. CDFG approval for passive relocation of owls during non-breeding season. 5. Daily monitoring of owl activity within buffer area and of compliance with exclusion requirement. | 4. County Parks 5. County Parks | 4. Prior to construction 5. During construction as needed |
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

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<td>6. For each burrow that will be excavated by project construction, one alternate unoccupied natural or artificial burrow shall be provided outside of the 160-foot buffer zone.</td>
<td>6. Monitor alternate burrows daily for one week to confirm that owls have moved and acclimated. Burrows within the construction area shall be excavated under the supervision of a biological monitor using hand tools and then refilled to prevent reoccupation. If any burrowing owls are discovered during excavation, the excavation shall cease and the owl will be allowed to escape. Excavation may be completed when the biological monitor confirms that the burrow is empty.</td>
<td>6. County Parks</td>
<td>6. During construction as needed</td>
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**Impact Biological Resources-6:** Implementation of the proposed Master Plan could result in loss of up to 210 acres of raptor foraging habitat. **Less Than Significant**

**Impact Biological Resources-7:** Construction within or adjacent to habitat that supports bat roosts may disrupt breeding behavior and cause roost abandonment and loss of young. **Less than Significant with Mitigation Measures.**

Construction of park facilities may involve the removal of large trees with cavities that harbor bat roosts. Pre-construction surveys conducted according to Mitigation Measure Biological Resources-5 will identify potential roosting habitat for special status bats in the project area prior to construction, and would inform construction plans about the potential for this impact to occur. If roosts are detected and roost removal occurs during the breeding season, direct mortality to these species and their young may occur. In addition, human disturbances from construction activities and noise could cause roost abandonment and death of young or loss of reproductive potential at active roosts located near the project construction areas.

**Mitigation Measure Biological Resources-7:** If construction activities are scheduled during the non-breeding season (generally September through January, but this is subject to case-by-case consideration of the breeding activity) within or adjacent to habitats that may support protected nesting bird or roosting bat species, mitigation is not required. Measures such as avoidance and passive relocation of species, which are included in these protocols, will be required for construction activities within or adjacent to suitable habitat.
### Impact Biological Resources-8:

Development of Park facilities could result in temporary and permanent impacts to jurisdictional wetlands and other waters of the US under jurisdiction of the US Army Corps of Engineers, and streams under regulatory authority of the California Department of Fish and Game and the Regional Water Quality Control Board and Santa Clara Valley Water District. **Less than Significant with Mitigation Measures.**

Jurisdictional wetlands and other waters of the US (i.e., seasonal intermittent streams) are mapped and documented in the NRMP. Several low-order seasonal streams that drain the western slopes of the Park and flow across the West Flat Area eventually join Llagas Creek, which is a tributary to the Pajaro River. An estimated 11,000 total linear feet of streams are located in the West Flat Area, or approximately 1.5 acres assuming an average streambed width of 6 feet. The streams cross lands that have historically been used for agriculture and livestock grazing, and do not currently provide riparian habitat values in the portion of the Western Flat Area that is proposed for the most intensive development of new park facilities. However, it is unlikely that the proposed park facilities could be developed without varying levels of temporary fill or realignment of the streams.

In addition, park facilities proposed at Coyote Lake would result in small-scale impacts to jurisdictional areas, including the lake bed and shore. No vernal pools or freshwater seeps would be adversely impacted by implementation of Master Plan program elements.
Mitigation Measure Biological Resources-8a: Disturbance of the seasonal streams or the lake bed or shore will require a jurisdictional delineation of wetlands and other waters of the U.S. and of the State, and regulatory permits from the U.S. Army Corps of Engineers, the California Department of Fish and Game, and the Regional Water Quality Control Board and Santa Clara Valley Water District.

Each agency discharges its authority through permits it issues; the permits ensure compliance with the regulations concerning habitat, endangered species, conveyance and water quality. The eventual disposition of the streams in the Western Flat will need to comply with the standard conditions, as well as special conditions attached to each regulatory permit. Typical conditions include:

- No net loss of wetland or riparian area, or of its ecological functions and values;
- Replacement of area, functions and values of temporarily disturbed jurisdictional wetlands or streams at a minimum ratio of 1:1;
- Compensation of permanently disturbed wetlands or streams through creation or enhancement of additional area at ratios of up to 3:1;
- Preparation of detailed mitigation plans describing the habitat to be created or enhanced, the process by which it will be accomplished (see Measure 7b), and setting performance standards and schedules for attaining a certain level of habitat function and value;
- Long-term monitoring (i.e., 5 years) to ensure the successful implementation of the mitigation plan, with quantitative data collection and analysis and annual reports to the permitting agencies.
- Contingency plans to redress any portion of the mitigation effort that does not meet the performance standards.

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<td>1. Obtain all necessary permits</td>
<td>1. Issuance of permit/agreement shall act as reporting action. Retain permits for administrative record.</td>
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**Mitigation Measure Biological Resources-8b:** Depending on final layout and implementation plan for the golf course and other Park amenities in the West Flat Area, a plan may be required, as a condition of regulatory permits, for restoration of the riparian corridors associated with the seasonal streams in the West Flat Area.

Restoration and revegetation plans are routinely incorporated as conditions of approval in permits issued by the agencies that regulate wetlands and streams. The intent of these plans is to ensure no net loss of habitat functions and values, which is achieved through avoidance, minimization and compensation of impacts to jurisdictional areas, as well as the surrounding, non-jurisdiction upland habitat to the extent that it is essential to the integrity of the wetland or stream.

If required, the restoration and revegetation plan should be prepared as a component of the golf course (and other facilities) design process, and should specifically address impacts that would occur as a result of the construction of these facilities, including: temporary or permanent re-alignment of streams, bank stabilization, erosion control, bridge crossings (i.e. along golf course paths), and incorporation of any water features, such as the fishing pond, into natural drainages. The plan should conform to the County’s Design Guidelines for Golf Courses (County of Santa Clara, 1996), in particular the “Habitat - Streams” element, that recommends the following:

- The golf course design should attempt to minimize the number of stream crossings. Stream crossings should be designed in such a way as to minimize erosion and harmful effects to significant habitat and migration corridors.
- Bridges should minimize alteration of the stream environment.
- Design should create and restore riparian habitat, especially in previously degraded habitat areas, and should reduce the impact of alterations necessitated by design and construction of the course.
- The course design should employ vegetated buffer strips of sufficient width to mitigate impacts to riparian corridors and other significant habitat which may result from surface drainage of the golf course, cart paths, and other developed areas. In certain circumstances where riparian vegetation has been degraded or does not exist, turf grass and rough areas may be located in closer proximity to the stream bank.
- In areas proposed for structures, paved roadways, or parking lots, setbacks of less than the 75-150 feet recommended by the General Plan should be allowed only when mitigations are possible which adequately address habitat and stream quality impacts.
- Cart paths should be graded such that runoff from them generally does not flow directly into any stream.
- Construction fencing/siltation barriers should be utilized during the construction phase where needed to protect habitat and stream areas.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Restoration and monitoring plans prepared as a condition of a permit from the Corps typically include the following (Department of the Army, 1991):

- Schedule and timing of implementation of the mitigation plan, with important milestones identified;
- Responsibilities and authorities of parties involved in implementation of the plan;
- Location, type and quantity (area) of habitat to be created or enhanced, including maps and other detail drawings as necessary.
- Plant species to be used, including quantities, size, type and origin of genetically appropriate material;
- Methods of installation and cultivation after planting;
- Methods of protecting the habitat from future disturbance;
- Maintenance requirements and schedule, including how problems with habitat development will be corrected;
- Monitoring methods and frequency, including a description of analytical methods to be used and what the methods are intended to demonstrate;
- Reporting requirements and frequency.

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<th>MONITORING SCHEDULE</th>
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<tbody>
<tr>
<td>1. Develop riparian restoration plan if required.</td>
<td>1. Submit plan to regulatory agencies. Retain for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to start of construction</td>
</tr>
</tbody>
</table>

Impact Biological Resources-9: Implementation of the Master Plan would ensure preservation of regional wildlife corridors. **Beneficial Impact.**

The Park preserves a significant tract of undeveloped land between the valley and other protected open space to the north and east, and is used by wide-ranging mammals. Developments proposed in the Slopes and Ridge, Mendoza and Lakeside Areas would be low-density, and would have a positive effect on the long-term preservation of these migratory corridors for wildlife movement. The majority of the Western Flat Area would consist of a golf course. The introduction of a manicured open space between undeveloped parklands and rural/agricultural lands to the west would not substantially deter wildlife that are habituated to these environments, such as deer and raccoon, from continuing to move between them.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Impact Biological Resources-10: Construction of Park facilities could contribute to erosion or result in discharge of sediment to surface waters, which would adversely affect aquatic habitat quality. **Less Than Significant with Mitigation Measures.**

This impact and measures to mitigate it is addressed in the Hydrology, Floodplains and Water Quality Section. No additional mitigation measures required.

CULTURAL RESOURCES

Cultural Resources Impact-1a: Implementation of proposed facilities may affect known or undiscovered archeological resources. **Less Than Significant with Mitigation Measures.**

Mitigation Measure Cultural Resources-1a: The County shall implement a Cultural Resource Protection Program.

Where work will take place in locations where prehistoric or historic sites have been previously documented or has been determined to have high probability for archeological resources, pedestrian surveys shall be conducted within an area of potential effect. If deemed necessary and feasible, archaeological subsurface testing (such as shovel test pits) will be implemented to determine the presence and significance of archaeological materials in these locations, prior to the start of construction. If significant resources are identified, specialized studies would be performed, consistent with professional archaeological standards and State and County requirements. If it is determined that materials are of a prehistoric nature, procedures outlined in the State Resources Code pertaining to the protection of Native American remains and associated goods shall be implemented and a most-likely descendant shall be contacted.

If archaeological data recovery is insufficient to adequately protect the cultural significance of any find, the qualified archaeologists or most-likely descendants assigned to the project will consult with the Project Manager(s) to determine alternative project design, construction, or operation necessary to avoid significant adverse impacts to the resource. The site of the find, including an adequate buffer zone, will be secured (fenced or flagged) and no work will occur within that area without the approval of the lead project archaeologist.

A report of the findings from the excavations would be completed and copies distributed to the Santa Clara Parks & Recreation Department.

Project construction sites will be photo-documented before, during, and after construction and photos added to historical records (archives) for the Park.

All ground-disturbing work will be monitored by a qualified cultural resource specialist or construction monitor assigned by the County. In the event previously undocumented cultural resources are encountered during project construction (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic trash), work within the immediate vicinity of the find will stop until procedures outlined in the County
Ordinance Relating to Indian Burial Grounds (County of Santa Clara, 1987) and State Public Resources Code can be implemented and most likely descendants notified for site investigation.

The appropriate tribal representative will be contacted prior to ground disturbance to occur in areas within the ancestral territory that are sensitive for prehistoric resources.

**Mitigation Measure Cultural Resources-1b.** The County shall implement a Historic Resource Protection Program.

Historic significance evaluations shall be performed on historic resources in the park prior to design development. All work on identified or potential historic resources will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer (36 CFR 67) and the California Historical Building Code.

Any rehabilitation work on historic resources will be monitored by a qualified cultural resource specialist.

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<tbody>
<tr>
<td>1. Contract with a qualified archaeologist to review final facility locations and note project areas that may affect known archaeological resources.</td>
<td>1. Retain contract and archaeological review for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/ Final Plan Approval.</td>
</tr>
<tr>
<td>2. As appropriate, develop a program for monitoring construction activities.</td>
<td>2. Review and approval of monitoring plan shall serve as reporting action. Retain monitoring plan for administrative record.</td>
<td>2. County Parks</td>
<td>2. Prior to approval of construction specifications.</td>
</tr>
<tr>
<td>4. If necessary, conduct archaeological evaluation of discovered resources</td>
<td>4. Retain archaeological evaluation of discovered resources for administrative record.</td>
<td>4. County Parks</td>
<td>4. As required by construction monitoring plan developed for individual projects.</td>
</tr>
</tbody>
</table>
Mitigation Measure Cultural Resources-1c: The County shall conduct site-specific review of program-level Master Plan components.

Potential archaeological and historic resources impacts should be reviewed at the project-level for specific facilities or development plans proposed under the Coyote Lake-Harvey Bear Ranch County Park Master Plan and mitigation measures shall be considered, including but not limited to:

- Subject projects to site-specific planning and compliance in accordance with cultural resource protection laws.

- Site and design facilities/actions to avoid adverse effects to sensitive cultural resources. Subject projects to site-specific planning and compliance in accordance with cultural resource regulations. Conduct archeological site monitoring and routine protection. Conduct data recovery excavations at archeological sites threatened with destruction, where protection or site avoidance during design and construction is infeasible.

- Avoid or mitigate impacts to ethnographic resources. Mitigation could include identification of and assistance in accessing alternative resource gathering areas, continuing to provide access to traditional use and spiritual areas, and screening new development from traditional use areas.

- Continue and formalize ongoing consultations with culturally associated Native American descendants. Formalize a parkwide gathering plan and discovery plan for Native American human remains. Protect known burial sites, and protect sensitive traditional use areas to the extent feasible.

- Conduct surveys for archeological sites, traditional resources, historic sites, structures, and cultural landscape resources as warranted. Surveys and reports shall be prepared in compliance with the recommendations of the Native American Heritage Commission.

- Where significant sites have been identified, the County shall provide a qualified archaeologist, Native American monitor, or most-likely descendant to monitor any subsurface operations, including but not limited to grading, excavation, trenching, or removal of existing features of the subject property. The archaeologist shall be on site during any activity when new soils are to be moved or exported. The archaeologist shall be authorized to halt the project in the area of the finding and mark, collect, and evaluate any archaeological materials discovered during construction. Copies of any archaeological surveys, studies, or reports of field observation during grading and land modification shall be prepared and certified by the attendant archaeologist and submitted to the California State University Archaeological Information Center. Any artifacts recovered during mitigation shall be deposited in an accredited and permanent scientific or educational institution for the benefit of current and future generations.

- In the event cultural resources are encountered on the park during the course of construction; the findings shall be examined by a qualified archaeologist. If the finding is determined to be an historical or unique archaeological resource, avoidance measures or appropriate mitigation shall be implemented. Recommendations can then be made for any appropriate procedures to either further investigate or mitigate impacts to those cultural resources that have been encountered. As provided in the CEQA Guidelines, Section 15064.5(f), work could continue on other parts of the park while historical or unique archaeological resource mitigation (if necessary) takes place.

Implementation of the requirements described above would reduce the potential program-level archaeological and historic resources impacts associated with the implementation of the Coyote Lake-Harvey Bear Ranch County Park Master Plan. However, the County would require examination of many specific
facilities and development plans included in the Master Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

**Impact Cultural Resources-2:** Implementation of the Master Plan has Potential to Adversely Affect Paleontological Resources. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Cultural Resources-2a:** The County shall implement a paleontological resource protection program.

In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations in the immediate area of the find will be temporarily halted or diverted until identification and proper treatment are determined and implemented by a qualified cultural resource specialist.

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<tbody>
<tr>
<td>1. Conduct paleontological evaluation of discovered resources.</td>
<td>1. Retain paleontological evaluation of discovered resources for administrative record.</td>
<td>1. County Parks</td>
<td>1. During construction, as required.</td>
</tr>
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</table>

**Impact Cultural Resources-3:** Implementation of the Master Plan has Potential to Adversely Affect Human Remains. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Cultural Resources-3:** The County shall implement a human remains protection program.

In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate County personnel. The authorized representative will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code. If the coroner determines the remains represent Native American interment, the Native American Heritage Commission will be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the immediate area of the find until proper disposition is complete (PRC §5097.98).

Potential human remains disturbance impacts should be reviewed at the project-level for specific facilities or development plans proposed under the Coyote Lake-Harvey Bear Ranch County Park Master Plan and mitigation measures shall be considered, including but not limited to:
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Implementation of the requirement described above would reduce the potential program-level human remains disturbance impacts associated with the implementation of the Coyote Lake-Harvey Bear Ranch Master Plan. However, the County would require examination of many specific facilities and development plans included in the Master Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

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<tr>
<td>1. Notify county coroner or Native American Heritage Commission if prehistoric archaeological deposits are discovered that include human remains, and follow required procedures.</td>
<td>1. Retain reporting actions for administrative record.</td>
<td>1. County Parks</td>
<td>1. During construction, as required.</td>
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GEOLOGY, SOILS, AND SEISMICITY

**Impact Geology, Geohazards, and Soils-1**: In the event of a major earthquake on the Calaveras fault portions of the Park could be susceptible to surface fault rupture due to excessive seismic ground motion. Such an event could expose people and property to the hazards associated with lateral and/or vertical ground offset. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Geology, Geohazards, and Soils-1**: Comply with applicable engineering and design rules and regulations.

The proposed amphitheatre, boat-launch facility, and shower facility shall comply with all applicable Santa Clara County engineering and design rules and regulations. At a minimum, geotechnical and seismic design criteria shall conform to engineering recommendations in accordance with seismic requirements of Zone 4 of the 1997 Uniform Building Code (UBC) and the California Building Code (Title 24) additions.
### TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

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</table>
| 1. Incorporate geotechnical report recommendations, UBC, AWWA, and/or other appropriate design guidelines into design plans and specifications.  
2. Perform site inspections to verify compliance with design plans, specifications, UBC, AWWA and other local building code provisions. Retain inspection report for administrative record. | 1. Review design plans and specifications to verify inclusion. Plan approval will serve as reporting action. Retain review for administrative record.  
2. Retain inspection report for administrative record. | 1. County Parks  
2. County Parks | 1. During Project Design/Final Plan Approval.  
2. As necessary during construction. |

**Impact Geology, Geohazards, and Soils-2:** In the event of a major earthquake in the region, seismic ground shaking could potentially injure people and cause collapse or structural damage to existing and proposed structures. **Less Than Significant with Mitigation Measures.**

The San Francisco Bay Area would likely experience at least one major earthquake (M 6.7 or higher) within the next 30 years which that would affect the project site. The intensity of such an event would depend on the causative fault and the distance to the epicenter, the moment magnitude, and the duration of shaking. A seismic event in the Bay Area could produce ground shaking intensities at the proposed project site ranging from violent (MM IX) to moderate (MM VI).

A characteristic earthquake on the Calaveras fault with an estimated M 6.8 could violent (IX) shaking intensities throughout the majority of the Park with very violent (X) shaking in areas adjacent to Coyote Lake (ABAG, 2003a). Based on the Modified Mercalli scale, an earthquake of this intensity would cause considerable structural damage, even in well-designed structures, and collapse in poorly designed structures. Substantial cracks could appear in the ground, and the shaking could cause other secondary damaging effects such as the failure of underground pipes. As a comparison, the great 1906 San Francisco earthquake, with an M 7.9, produced moderate (VI) to strong (VII) shaking intensities at the Park, while the 1989 Loma Prieta event, with an moment magnitude of M 6.9, produced moderate (VI) shaking intensities (ABAG, 2003b). A characteristic earthquake on any of the active faults listed in Table 3-4, with the exception of the Calaveras fault, could produce light (V) to strong (VII) shaking intensities (ABAG, 2003a).

Project-level development will include construction of several new structures along the shoreline of Coyote Lake and will likely result in an increased number of visitors to Coyote Lake. The potential for new structures to be exposed to liquefaction from underlying saturated lakeside sediments. The Park and surrounding areas have not yet been evaluated by the California Geologic Survey (formerly the California Division of Mines and Geology) for potential
designated as a Seismic Hazard Zone for liquefaction, as previously discussed. To address potential liquefaction hazards, Mitigation Measure Geology, Geohazards, and Soils-2 should be incorporated into project plans.

**Mitigation Measure Geology, Geohazards, and Soils-2:** Implement Mitigation Measure Geology, Geohazards, and Soils-1.

**Impact Geology, Geohazards, and Soils-3:** In the event of a major earthquake in the region, seismic ground shaking could potentially expose people and property to seismic-related hazards, including liquefaction and seiche. **Less Than Significant with Mitigation Measures.**

Project-level development will include construction of several new structures along the shoreline of Coyote Lake and will likely result in an increased number of visitors to Coyote Lake. The potential for new structures to be exposed to liquefaction from underlying saturated lakeside sediments. The Park and surrounding areas have not yet been evaluated by the California Geologic Survey (formerly the California Division of Mines and Geology) for potential designation as a Seismic Hazard Zone for liquefaction, as previously discussed. To address potential liquefaction hazards, Mitigation Measure Geology, Geohazards, and Soils-2 should be incorporated into project plans.

**Mitigation Measure Geology, Geohazards, and Soils-3:** Conduct appropriate geologic and hazard assessments and implement necessary measures to reduce impacts.

Geologic and seismic assessments associated with proposed lakeside structures shall include an evaluation of potential liquefaction hazards. This assessment shall, at a minimum, include an analysis of subsurface soils, groundwater depth, and anticipated ground shaking intensities in accordance with CDMG Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.

The Lakeside Area may be inundated during a seiche on Coyote Lake. Waves and subsequent flooding that may result from a seiche could result in some damage to proposed project-level lakeside structures and injury. This is a potentially significant, inherent impact associated with public use of Coyote Lake. In order to quantify seiche hazards and reduce potential impacts, the following Mitigation Measure should be incorporated:

A study shall be conducted to evaluate seiche potential on Coyote Lake. This study shall incorporate recent data regarding potential fault rupture and ground shaking hazards associated with the Calaveras fault, and shall include a determination of shoreline areas that may be inundated/flooded by seiche wave action. Reduction of campground density should incorporate relocation of sites to outside seiche inundation/flooding areas.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Lakeside Area program-level components could potentially expose Park visitors and staff to liquefaction and seiche hazards. Analyses of potential liquefaction hazards for the proposed entrance kiosk/expanded maintenance facility is recommended. In addition, seiche study results should be considered prior to finalizing potential structure locations.

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<tr>
<td>1. Conduct geologic and seismic assessments and include analysis of subsurface soils, groundwater depth and anticipated ground shaking intensities in accordance the Guidelines for Evaluating and Mitigation Seismic Hazards in California.</td>
<td>1. Design plans and specifications shall be reviewed by a Registered Geologist to verify inclusion of stabilization measures. Plan approval will serve as reporting action. Retain review for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/ Final Plan Approval</td>
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<tr>
<td>2. Evaluate seiche potential on Coyote Lake. Reduce campground density if necessary. Final structure placement will include seiche analysis.</td>
<td>2. Retain for administrative record and incorporate changes into final design plans</td>
<td>2. County Parks</td>
<td>2. During Project Design/ Final Plan Approval</td>
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Impact Geology, Geohazards, and Soils-4: Construction activities may result in soil erosion, and expose visitors and staff to geologic hazards associated with expansive soils. Less Than Significant with Mitigation Measures.

Project-level components includes construction of staging areas, trails, and several Lakeside structures. Work at these locations would be limited to clearing of the site, with limited grading activities at the launch area and along the trails. Construction would be most intensive at the campground improvements area, particularly associated with the construction of an amphitheatre. Project-level components have the potential to result in short-term, construction-related soil erosion. In addition, newly constructed trails have the potential to create long-term soil erosion problems by altering drainage patterns, traversing existing erosion or landside areas, or improperly traversing slopes.

Short-term construction-related erosion of surficial soils would be mitigated by Mitigation Geology, Geohazards, and Soils 1, compliance with SWRCB General NPDES Permit to minimize erosion, as discussed in the Hydrology, Floodplains and Water Quality Section. In addition, trail design would conform with guidelines outlined in the Countywide Trails Master Plan. As noted in the proposed Master Plan, some trails may be closed seasonally due to soil conditions. To further reduce potential long-term erosion hazards, the following mitigation measures shall be incorporated:
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Mitigation Measure Geology, Geohazards, and Soils-4: Proposed trails shall be constructed to avoid existing erosion and landside areas within the Park, and shall incorporate trail location recommendations identified in the Trails Plan component of the proposed Master Plan and the Draft Natural Resource Management Plan: Coyote-Lake-Harvey Bear Ranch County Park (Rana Creek Habitat Restoration, 2003).

Program-level components would involve extensive grading associated with golf course, Bicycle Park, and other West Flat Area construction. Completion of a grading plan in accordance with Santa Clara County regulations, compliance with NPDES permit requirements, and incorporation of topographic information, erosion, drainage, and landslide areas identified in the Natural Resource Management Plan into trail and road design plans would reduce potential short- and long-term erosion impacts.

Expansive soils are located likely located throughout the Park, as the majority of soils are fine-grained clays and loams. Appropriate preparation of site soils and foundation design, as required by compliance with UBC codes in Mitigation Measure Geology, Geohazards, and Soils-1, would reduce potential expansive soil hazards for proposed project-level components. Similar measures for program-level components would likely address potential expansive soil hazards.

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<td>1. Project design will incorporate measures that will reduce short and long-term erosion hazards.</td>
<td>1. Review design plans and specifications to verify inclusion. Plan approval will serve as reporting action. Retain review for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/ Final Plan Approval.</td>
</tr>
<tr>
<td>2. Appropriate soil preparation and foundation design with compliance with UBC codes in Mitigation Measure-1 will be incorporated into final project design</td>
<td>2. Plan approval will serve as reporting action. Retain for review for administrative record.</td>
<td>2. County Parks</td>
<td>2. During Project Design/Final Plan Approval.</td>
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HAZARDOUS MATERIALS

Impact Hazardous Materials-1: Construction workers and future visitors in the West Flat Area may encounter hazardous materials in impacted soil associated with historic ranching operations at the Bear Ranch. Less Than Significant with Mitigation Measures.

Improper handling, storage, or disposal of contaminated soil could pose health hazards to construction workers, the public, and the environment. Potential hazardous materials impacts to soil and groundwater associated with historic operations at the Mendoza Ranch have been investigated, and remedial
activities, including the excavation of impacted soil, have been completed. However, hazardous materials impacts at the Bear Ranch have not been fully quantified. As discussed above, historic operations included a UST, AST, and household dump. Shallow soil samples collected from an area with visible surface staining contained concentrations of TPH-o, petroleum hydrocarbon impacts to soil at the former UST location have not been defined laterally at depth in soil. The Bear Ranch household dump, or refuse area, was similarly investigated (ATC Environmental, 1996b) and found to have total recoverable petroleum hydrocarbons (TRPH) at a level slightly above the reporting limit. Given that TRPH has low mobility and is non-toxic, no further investigation or remediation was warranted.

**Mitigation Measure Hazardous Materials-1a:** The County shall continue investigation and remediation of the former UST, AST, and household dump in accordance with Santa Clara County Environmental Health Department regulations. This may include the excavation and removal of petroleum hydrocarbon impacted soils.

**Mitigation Measure Hazardous Materials-1b:** The County shall develop and implement an environmental site health and safety plan to address worker safety hazards that may arise during project- and program-level construction activities.

The Health and Safety Plan shall contain specific language identifying potentially hazardous materials associated with ranching activities that may be encountered. In addition, the contractor shall be required to comply with all applicable OSHA regulations regarding worker safety. The OSHA-specified method of compliance would be dependent on the severity of impact to soil. Appropriate measures could include a vapor monitoring program, eye protection, and specific handling requirements.

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<td>Complete investigation of potentially contaminated sites.</td>
<td>1. Monitoring and reporting in accordance with County Health Department regulations.</td>
<td>1. County Parks</td>
<td>1. Prior to start of construction in potentially affected area.</td>
</tr>
<tr>
<td>Prepare a project specific Health and Safety Plan and submit to applicable agencies in Santa Clara County</td>
<td>2. Retain Health and Safety Plan and agency approvals for administrative record. Review site safety plan to verify inclusion of local, state, and federal requirements. Retain review for administrative record.</td>
<td>2. County Parks</td>
<td>2. Prior to start of construction.</td>
</tr>
<tr>
<td>Include conditions of the Health and Safety Plan in construction specifications.</td>
<td>3. Review construction specifications to verify inclusion. Retain review for administrative record.</td>
<td>3. County Parks</td>
<td>3. Prior to approval of construction specifications</td>
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Phase I investigations on the Bear and Mendoza Ranches did not include an assessment of the existing ranch structures for lead-based paint or asbestos. Based on the age and nature of the structures, these facilities are believed to contain these substances. Asbestos is regulated both as a hazardous air pollutant under the Clear Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. Lead-based paint is classified as a hazardous waste if the lead content exceeds 1,000 parts per million. Additionally, lead-based paint chips can pose a hazard to workers and adjacent sensitive land uses.

Mitigation Measure Hazardous Materials-2a: The County shall assess historic ranch structures on the Mendoza and Bear Ranches for the potential presence of lead-based paint and asbestos prior to implementation of program-level components that involve the destruction, renovation, or maintenance of existing structures.

An assessment shall be conducted to determine the potential extent of lead-based paint and asbestos in existing structures. Should this assessment determine that lead-based paint and/or asbestos are present, the following mitigation measures shall be implemented for identified structures.

Mitigation Measure Hazardous Materials-2b: The health and safety plan described above in Mitigation Measure Hazardous Materials-1b shall apply to potential lead-based paint risks present during construction.

Both the federal OSHA and Cal-OSHA regulate worker exposure during construction activities that affect lead-based paint. The Interim Final Rule found in 29 Code of Federal Regulations, Part 1926.62 covers construction work where employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup, and routine maintenance. The OSHA-specified method of compliance includes respiratory protection, protective clothing, housekeeping, hygiene facilities, medical surveillance, and training. No minimum level of lead is specified to activate the provisions of this regulation.
Mitigation Measure Hazardous Materials-2c: A lead-based paint abatement plan containing, but not limited to, the following elements shall be implemented:

- Develop an abatement specification approved by an Interim-Certified Project Designer;
- Acquire necessary approvals from the Santa Clara County Environmental Health Department for specifications or commencement of abatement activities;
- Prepare a site health and safety plan, as needed;
- Contain all work areas to prohibit off-site migration of paint chip debris;
- Remove all peeling and stratified lead-based paint on building surfaces and on non-building surfaces to the degree necessary to safely and properly complete demolition activities according to recommendations of the survey. The demolition contractor shall be responsible for the proper containment and disposal of intact lead-based paint on all equipment to be cut and/or removed during the demolition;
- Provide on-site air monitoring during all abatement activities and background monitoring to ensure no contamination of work areas or adjacent properties;
- Cleanup and/or HEPA of vacuum paint chips;
- Collect, segregate, and profile waste for disposal determination; and
- Provide appropriate disposal of all waste.

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<tbody>
<tr>
<td>1. Develop a lead-based abatement plan and submit to the appropriate Health and Safety Agencies in Santa Clara County</td>
<td>1. Retain Health and Safety Plan and agency approvals for administrative record. Review site safety plan to verify inclusion of local, state, and federal requirements. Retain review for administrative record</td>
<td>1. County Parks</td>
<td>1. Prior to the start of construction</td>
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</table>
Mitigation Measure Hazardous Materials-2d: Asbestos abatement shall be conducted prior to demolition or renovation of the existing buildings.

Prior to renovation or demolition of buildings containing asbestos, contractors licensed to conduct asbestos abatement work must be retained, and the Bay Area Air Quality Management District must be notified ten days prior to initiating construction and demolition activities. Asbestos encountered during demolition of the existing building would be disposed of at an appropriate facility.

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Impact Hazardous Materials-3: Hazardous materials used onsite during construction activities (i.e., petroleum products) could be spilled through improper handling or storage. Less Than Significant.

Construction activities associated with project-level and program-level components may involve the use of certain hazardous substances and/or petroleum products. Inadvertent release of these materials could result in adverse impacts to soil, surface water, and/or groundwater. However, the onsite storage and/or use of large quantities of materials capable of impacting soil and groundwater are not typically required for a project of the proposed sizes and types.


The use of hazardous materials best management practices (BMPs) is required pursuant to National Pollutant Discharge Elimination System permits for construction activities associated with both project-level and program-level components, as discussed in Hydrology, Floodplains and Water Quality Section. BMPs typically include the following:

- Follow manufacturer’s recommendations on use, storage, and disposal of chemical products used in construction.
- Avoid overtopping construction equipment fuel gas tanks.
- During routine maintenance of construction equipment, properly contain and remove grease and oils.
- Properly dispose of discarded containers of fuels and other chemicals.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Implementation of BMPs would minimize potential adverse impacts to groundwater and soils resulting from hazardous materials used during construction, and additional mitigation measures are therefore not necessary.

**Impact Hazardous Materials-4:** Long-term storage and use of hazardous materials associated with golf course operation and maintenance could result in adverse impacts to soil, groundwater, and nearby surface water bodies. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Hazardous Materials-4:** The golf course would be operated in conformance with the County of Santa Clara’s guidelines for golf course design (County of Santa Clara, 1996) and the County’s Integrated Pest Management Ordinance (County of Santa Clara, 2002). These guidelines set strict limits on types and quantities of allowable use of pesticides and herbicides and also establish standards for groundwater and surface water quality in vicinity of their use.

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**HYDROLOGY, FLOODPLAINS, AND WATER QUALITY**

**Impact Hydrology, Floodplains and Water Quality-1:** Construction activities could result in soil erosion and increase levels of suspended sediments and contaminants in stormwater run-off, resulting in adverse impacts to surface water quality. **Less Than Significant with Mitigation Measures.**

Construction activities adjacent to waterways could result in soil erosion and decreased water quality unless erosion control and sedimentation precautions are employed. Excavation, grading, stockpiling, and other earth-moving operations could potentially result in erosion and sedimentation to waterways, especially during the rainy season. Sedimentation to the waterways would degrade water quality for beneficial uses by increasing channel sedimentation and suspended sediment, reducing the flood-carrying capacity, affecting associated aquatic and riparian habitats, reducing reservoir storage capacity, and increasing the cost of drinking water treatment.
TABLE 1 (Continued)

MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Mitigation Measure Hydrology, Floodplains and Water Quality-1a: The County shall comply with the SWRCB General NPDES Permit and SCVWD regulations to minimize erosion and subsequent transport of sediments and contaminants to nearby surface water bodies.

Construction-related grading and other activities would be required to comply with the Association of Bay Area Governments’ (ABAG) Manual of Standards for Erosion and Sediment Control Measures (ABAG, 1995) and with the California Stormwater Quality Association (CASQA), Stormwater Best Management Practice Handbook for Construction (CASQA, 2003a). The County is also required to apply for coverage under the SWRCB’s General Construction NPDES permit and prepare a SWPPP prior to construction activities.

Implementation of the SWPPP starts with the commencement of construction and continues through the completion of the project. Upon completion of the project, the sponsor must submit a Notice of Termination to the SWRCB to indicate that construction is completed. At a minimum, this plan will include the following requirements:

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<tbody>
<tr>
<td>1. Prepare SWPPP as per NPDES general conditions</td>
<td>1. Maintain SWPPP on construction site at all times.</td>
<td>1. County Parks</td>
<td>1. Prior to the start of construction activities and during construction as required.</td>
</tr>
<tr>
<td>2. Implement SWPPP as per NPDES general conditions</td>
<td>2. Monitor construction activities to ensure compliance. Retain report for administrative record.</td>
<td>2. County Parks</td>
<td>2. During construction activities.</td>
</tr>
</tbody>
</table>

Mitigation Measure Hydrology, Floodplains and Water Quality-1b: The County shall minimize temporary or permanent realign of streams or drainage swales associated with the project to the maximum extent possible. Designs for proposed permanent stream realignments shall be prepared by a California-registered geologist or civil engineer experienced in streambed restoration and fluvial processes. All stream realignment activities, both temporary and permanent, shall comply with federal, state, and local agency requirements in order to minimize potential adverse short-term and long-term water quality impacts.

The County is required by SCVWD to obtain a permit prior to commencing any work in and within 50 feet of streams or drainage swales. In addition, permanent alteration of drainages may require a Clean Water Act Section 404 Nationwide permit from the U.S. Army Corps of Engineers and a Clean Water Act Section 401 Water Quality Certification from the CCRWQCB, as discussed in detail in Section 3, Biological Resources. Compliance with CCRWQCB and U.S. Army Corps of Engineers permit requirements would minimize potential degradation of water quality in drainages associated permanent stream
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

realignments. The County shall also prepare an erosion control plan specifying measures to prevent erosion/sedimentation problems during project construction immediately adjacent to or within streams or drainage swales. This plan shall include a map of the project site delineating where erosion control measures will be applied, and shall include the following minimum criteria:

- Construction equipment shall not be operated in flowing water, except as may be necessary to construct crossings or barriers.

- Stream diversion structures shall be designed to preclude accumulation of sediment. If this is not feasible, an operation plan shall be developed to prevent adverse downstream effects from sediment discharges.

- Where working areas are adjacent to or encroach on live streams, barriers shall be constructed that are adequate to prevent the discharge of turbid water in excess of specified limits. The discharged water shall not exceed 110 percent of the ambient stream turbidity of the receiving water, if the receiving water is a flowing stream with turbidity greater than 50 nephelometric turbidity unit (NTU), or 5 NTU above ambient turbidity for ambient turbidities that are less than or equal to 40 NTU. If the water is discharged to a dry streambed, the discharged water shall not exceed 50 NTU.

- Material from construction work shall not be deposited where it could be eroded and carried to the stream by surface runoff or high stream flows.

- Riparian vegetation shall be removed only when absolutely necessary.

Compliance with the Clean Water Act, SCVWD requirements, SWRCB’s NPDES requirements, which include the creation of a project-specific SWPPP as discussed above, compliance with CCRWQCB and U.S. Army Corps of Engineers permits, and development of an erosion control plan would ensure that potential adverse impacts to surface water associated with project construction would be less than significant.

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<tr>
<td>1. Obtain all regulatory permits</td>
<td>1. Retain permits for administrative record</td>
<td>1. County Parks</td>
<td>1. Prior to the start of construction</td>
</tr>
<tr>
<td>2. Implement requirements as per agency requirements</td>
<td>2. Perform inspections to verify compliance</td>
<td>2. County Parks</td>
<td>2. As necessary during construction</td>
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</tbody>
</table>
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Impact Hydrology, Floodplains and Water Quality-2: Creation of new trails may increase erosion by altering existing drainage patterns. **Less Than Significant with Mitigation Measures.**

Increased turbidity and contamination from runoff and soil erosion is a primary concern in regards to water quality impacts from Park development. Trails frequently result in a change to drainage patterns that create erosion issues. As noted in the proposed Master Plan, some trails may need to be closed seasonally due to soil conditions. Potential erosion associated with proposed trails is addressed in Geology, Geohazards and Soils Section.

Mitigation Measure Hydrology, Floodplains and Water Quality-2: Implement Mitigation Measure Geology, Geohazards and Soils-4. Trails shall be designed to minimize alterations to existing drainage patterns, prohibit trail short-cutting, and protect water quality in Coyote Lake. In addition, the County shall post information in equestrian staging areas to educate park users about potential adverse water quality impacts associated with undesignated trail use.

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<tr>
<td>1. Implementation of Mitigation Measure Geology, Geohazards and Soils-4</td>
<td>1. See Mitigation Measure Geology, Geohazards and Soils-4</td>
<td>1. County Parks</td>
<td>1. During Project Design</td>
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</table>

Impact Hydrology, Floodplains and Water Quality-3: An increase in impervious surfaces associated with construction of project- and program-level components may increase surface water run-off, potentially exceeding drainage system capacities, resulting in downstream flooding. **Less Than Significant with Mitigation Measures.**

The majority of project-level components will not create newly impervious surfaces. The proposed shower facility in the Lakeside Area would cover a relatively small area and would result in a less than significant increase in surface water run-off to Coyote Lake. Program-level components may significantly increase surface water run-off due to construction of an events pavilion, Satellite Ranger Station, Bicycle Park, golf course, and paved parking lots.

Project- and program-level components would not be built within the 100-year floodplain around Coyote Lake, therefore construction of these facilities would not impede or redirect floodwater flows.

Mitigation Measure Hydrology, Floodplains and Water Quality-3a: Potential mitigation may include installation of a new subsurface storm drainage system in the West Flat Area, and evaluation of San Martin's adjoining existing storm drain system to incorporate increased flow volumes originating from the Park. **Less Than Significant with Mitigation Measures.**
Mitigation Measure Hydrology, Floodplains and Water Quality-3b: Existing pervious surfaces shall be preserved to minimize the amount of newly generated storm runoff to the greatest extent possible, in accordance with the recommendations provided in the Bay Area Stormwater Management Agencies Association’s (BASMAA) *Start at the Source Design Guidance Manual for Stormwater Quality Protection* (BASMAA, 1999). The County shall also comply with Santa Clara County’s Storm Water Drainage Manual, and South Santa Clara County’s Small MS4 NPDES permit and SWMP requirements in order to minimize increases in stormwater discharge associated with project and program level components located within the CCRWQCB jurisdiction.

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<tr>
<td>1. Project will be designed to preserve pervious surfaces and to minimize increases in Stormwater runoff associated with the project in accordance to state and local Stormwater regulations</td>
<td>1. Review design plans and specifications to verify inclusion. Plan approval will serve as reporting action. Retain review for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/ Final Plan Approval</td>
</tr>
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</table>

Impact Hydrology, Floodplains and Water Quality-4: Proposed program-level components, including those resulting in increased impervious surface area, may result in long-term adverse water quality impacts. **Less Than Significant with Mitigation Measures**

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

Mitigation Measure Hydrology, Floodplains and Water Quality-4b: Golf course design shall minimize turf grass coverage to the maximum extent possible. Water supply for golf course construction, operation, and maintenance shall minimize potential reliance on local groundwater sources.
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<tbody>
<tr>
<td>1. Conduct field investigation and water quality evaluation for receiving waters.</td>
<td>1. As determined through consultation with RWQCB. Evaluation to be included in NPDES Permit application.</td>
<td>1. County Parks</td>
<td>1. Prior to NPDES permit application.</td>
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<tr>
<td>2. Obtain a NPDES permit.</td>
<td>2. Permit approval shall serve as reporting action. Retain for administrative record.</td>
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<td>3. During Project Design/ Final Plan Approval</td>
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<td>3. Perform concentrate disposal monitoring as defined in NPDES permit.</td>
<td>3. As determined through consultation with RWQCB and required in NPDES Permit. Retain monitoring reports for administrative record.</td>
<td>2. County Parks</td>
<td>3. During operations, as established by permit requirements.</td>
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LAND USE, AND PLANNING

Based on the CEQA Significant Criteria identified in the EIR, the implementation of the Master Plan would not have any significant impacts land use or Planning impacts.

NOISE

**Impact Noise-1:** Development of park facilities in the West Flat Area would result in temporary noise impacts during project construction. **This would be a potentially significant noise impact.**

Construction activity noise levels in the West Flat Area would fluctuate depending on the particular type, number, and duration of uses of various pieces of construction equipment. Construction-related material haul trips would raise ambient noise levels along haul routes, depending on the number of haul trips made and types of vehicles used. In addition, certain types of construction equipment generate impulsive noises (such as pile driving), which can be particularly annoying.

**Mitigation Measure Noise-1a:** The County will incorporate the following measures into contract specifications:

- Construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday to be consistent with the Santa Clara County Noise and Vibration Ordinance and to avoid noise-sensitive hours of the day. Construction activities shall be prohibited on Sundays and holidays.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturer’s specifications) and by shrouding or shielding impact tools.

- Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences.

Mitigation Measure Noise-1b: To further address the nuisance impact of project construction, construction contractors shall implement the following:

- Signs will be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number with the Santa Clara County in the event of problems.

- An onsite complaint and enforcement manager will be posted to respond to and track complaints and questions related to noise.

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<tr>
<td>1. Incorporate limitations for construction into construction specifications as per Santa Clara County Noise and Vibration Ordinance.</td>
<td>1. Review construction specifications to ensure inclusion. Retain review for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to approval of construction specifications.</td>
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</table>

Impact Noise-2: Traffic associated with operation of the park under the Master Plan would result in an increase in ambient noise levels on nearby roadways used to access the park. **This would be less-than-significant noise impact.**

Based on the traffic analysis prepared for this report, the proposed project would generate approximately 1,687 additional daily vehicle trips on an average weekend at full build out. These trips would be distributed over the local street network and would affect roadside noise levels.

To assess the impact of project traffic on roadside noise levels, noise level projections were made using the Federal Highway Administration’s (FHWA) Noise Prediction Model for those road segments that would experience the greatest increase in traffic volume (as determined in the traffic section of this report) and/or that would pass through areas where residential uses are located. The results of the modeling effort are shown in Table 3-14. For the modeling effort, average weekend peak-hour traffic volumes were used because the park is expected to experience the greatest increase in the number visitors on weekends. The traffic volumes used in the model peak-hour traffic volumes on an average weekend. Estimated noise levels shown in Table 3-14 correspond to a distance of approximately 50 feet from the centerline of applicable roadway segments.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

PUBLIC SERVICES AND UTILITIES

**Impact Public Services and Utilities-1:** Construction activities under the Park Master Plan have the potential to ignite fires. **Less Than Significant.**

**Impact Public Services and Utilities-2:** The expansion of the trail system throughout the park may increase the potential for incidents to which emergency fire and medical services may need to respond. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Public Services and Utilities-2:** The County Department of Parks and Recreation, the County Fire Marshall, CDF, and SSSCFPD shall review current policies and procedures as to how wildfires will be addressed on and near the Park as program-level components of the Master Plan are developed, and shall incorporate revisions or changes into subsequent environmental reviews that may be required for those developments.

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<tr>
<td>1. Review current wildfire response policies with County Fire Marshall, CDF, and SSSCFPD.</td>
<td>1. Modify policies as appropriate</td>
<td>1. County Parks</td>
<td>1. Prior to approval of final design plans and specifications.</td>
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</table>

**Impact Public Services and Utilities-3:** Facilities planned under the Park Master Plan may not include adequate fire prevention measures in their design, have adequate water supply and water flow for firefighting purposes, and accessibility for emergency response vehicles. **Less Than Significant with Mitigation Measures.**

With regard to the development of new facilities in the park, potential fire protection services impacts could occur if these facilities are not designed properly and proper access and water flow are not provided. Implementation of Mitigation Measures Public Services and Utilities-3, would reduce the potential impact to less than significant. For example, development of the Agricultural/Equestrian Education Center in the West Flat Area would require the establishment of additional water supply and water flow for fire fighting purposes. Because individual project information, such as locations of specific facilities and development of project-specific management plans, is not yet known, specific facilities and plans would be reviewed at the time they are proposed for implementation to determine the potential for project-specific impacts and to identify appropriate mitigation measures.

**Mitigation Measure Public Services and Utilities-3:** Potential fire protection services impacts should be reviewed at the project-level for specific facilities proposed under the Master Plan.

Mitigation measures considered will include, but not be limited to:
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Individual actions shall comply with all applicable State and local codes and ordinances. Requirements may relate to automatic fire extinguishing systems and smoke detectors.

- All building and facility design plans shall be reviewed by the County Fire Marshall.

- Roofs of new structures shall have a Class A rating to mitigate problems that may arise as a result of grassland-urban interface. For instance, fertilizer at the golf course should be stored in a concrete building with a roof made of metal or other flame-resistant material.

- Requirements for emergency vehicle access shall be incorporated into project design, including access to physical structures and fire hydrants or water supply tanks. Such requirements include road grade and lane width, paving of access roads, curb painting, emergency breakaway gates, vertical clearance, turning radii, turn-around areas, and signage.

- Adequate water supply for firefighting and water flow must be incorporated into the design of buildings and facilities in the park, and approved by the County Fire Marshall. Ensuring adequate water supply for firefighting purposes may entail the implementation of fire hydrants and/or installation of large pressurized water storage tanks. In the West Flat Area, the new fishing pond and ponds that are part of the golf course can be planned such that they can serve as the water supply for fire emergencies. The water supply system shall be in place prior to construction of any facilities.

- Emergency vehicle access shall be maintained at all times during construction phases.

- Access for fire fighting apparatus and personnel to and into all structures shall be required.

Implementation of the requirements described above would reduce the potential program-level fire protection services impacts associated with the implementation of the Park Master Plan. However, the Department would require examination of many specific facilities included in the Park Master Plan at the time they are proposed for implementation to determine if further environmental review at a more detailed project-specific and site-specific level were necessary.

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<tr>
<td>1. Review and modification of fire protection measures as necessary for Phase 1 project components.</td>
<td>1. Incorporate into project design. Document for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to final plan approval</td>
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Coyote Lake Harvey Bear Ranch County Park
Mitigation Monitoring and Reporting Program

MMRP-38

ESA/201017
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Impact Public Services and Utilities-4: Implementation of the Master Plan may increase water demand. Less Than Significant with Mitigation Measures.

Mitigation Measure Public Services and Utilities-4a: The County shall ensure an adequate water supply for Phase 1 projects.

Mitigation measures should include, but not be limited to:

- Install low-flow shower heads.
- Enforce time limits on shower use.
- Conduct a study to quantify water demand during the peak camping season and evaluate whether the existing well and water supply system can adequately meet that demand. If additional water supply is needed, the park shall consider upgrades to the existing water supply system. The water supply to the shower facility need not necessarily be potable; however, if a non-potable water source is used, signs shall be installed to notify visitors. The park could also consider redirecting the water supply from the bathroom toilets to the showers and then using grey water from the showers for toilet flushing.

Mitigation Measure Public Services and Utilities-4b: The County shall ensure an adequate water supply for Phase 2 and Phase 3 projects.

The County shall review all projects proposed under Phases 2 and 3 of the Master Plan at the project level to determine the degree to which they will increase the demand for water and their associated impact on water supply. The County shall also develop project-level mitigation measures to ensure adequate and efficient use of available water supply for these projects. Such measures may include, but are not limited to:

- Utilize native, drought-resistant plants in landscaping.
- Install low-flow faucets and toilets in all new park facilities and consider composting toilets in place of flush toilets.
- New wells and water treatment shall be installed only with the correct permits.
- Reestablish a water supply system that draws water from Coyote Lake, in concert with SCVWD.
- For developments in the West Flat Area, the park shall consider building a connection to the nearest water main that runs along San Martin Avenue.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Facilities proposed at higher elevations could require higher elevation structures and fire hydrants with their required pressures and may include a booster station, a new storage tank within the park, a new hydropneumatic zone within the park to service the higher elevations, or new main extensions from the local water company.

- In order to establish an adequate supply of non-potable water for irrigation, the park shall explore the use of recycled water from the recycled water treatment facility in Gilroy with the South County Regional Water Authority (SCRWA). As a provider of recycled water in the County, SCRWA is currently involved in similar arrangements, and is pursuing expanded programs.

- Best Management Practices shall be applied to the operation and maintenance of the golf course. Measures specific to golf course maintenance include nighttime watering to reduce evaporation loss and the practice of “multiple cycling” to reduce irrigation runoff.

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<tr>
<td>1. Incorporate water conservation methods and techniques into Park operations plan.</td>
<td>1. Periodic staff review of operations plan to verify inclusion. Retain for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to final plan approval.</td>
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**Impact Public Services and Utilities-5:** Installation of showers as one of the campground improvements proposed at Lakeside Campground under Phase 1 of the Master Plan would increase wastewater flows to the park’s existing septic system in the Lakeside Area. **This is a potentially significant impact.**

**Less Than Significant with Mitigation Measures.**

**Mitigation Measure Public Services and Utilities-5a:** The County shall implement controls on the amount of wastewater generated by the shower facility proposed at the Lakeside Campground showers and ensure adequate septic capacity.

This shall include, but not be limited to, the following:

- Installation of low-flow shower heads.
- Enforcing time limits on shower use.

**Mitigation Measure Public Services and Utilities-5b:** The County shall provide adequate capacity to handle peak wastewater flows for the following projects proposed under Phases 2 and 3 of the Master Plan. The County shall also develop project-level mitigation measures to ensure adequate and efficient use of wastewater flow capacity for these projects.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Such measures shall include, but are not limited to:

- All faucets should be low-flow and have automatic shut off valves.
- Installation of additional septic systems for each facility.
- Consider composting toilets in place of flush toilets.
- For developments in the West Flat Area, the park shall consider building a connection to the nearest wastewater main.

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<tr>
<td>1. Incorporate water conservation methods and techniques into Park operations plan</td>
<td>1. Periodic staff review of operations plan to verify inclusion. Retain for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/Final Plan Approval</td>
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**Impact Public Services and Utilities-6**: Operation of projects included in the Master Plan could generate additional solid waste. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Public Services and Utilities-6**: Facilities and plans implemented under Phase 2 and Phase 3 of the Park Master Plan shall undergo further review with respect to their impact on solid waste services in the County at the project level.

Appropriate mitigation measures, as deemed necessary, shall be applied to the design or operation of each facility, including but not limited to:

- Organic wastes such as lawn cuttings, landscaping debris, straw, and horse manure shall be composted. Wood debris from landscaping shall be made available for campfires to visitors at the park’s campgrounds.
- All park facilities, landscaped areas, picnic areas, parking lots, buildings and other visitor-serving uses should be equipped with recycling and trash bins.
- Best Management Practices (BMP) to reduce and manage solid waste shall be implemented into the design and operation of the golf course proposed for the West Flat Area. For instance, “grass cycling” can be utilized to reduce waste from landscaping. The process of grass cycling involves more frequent mowing to produce shorter clippings that do not need to be bagged and hauled away. Another BMP would be to avoid using weed control products that later interfere with composting of landscaping debris.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Onsite buildings will encourage recycling by providing facilities to accommodate park waste and recycling drop-off and pick-up programs. These facilities will include a space for a suitable number of containers for the separation of recyclable materials. Such containers will be designed to protect soils, water resources, biological resources, and other aspects of the environment.

- During construction, material waste will be minimized by utilization of standard dimensions and milling to length of repetitive dimensional lumber. In addition, a waste management plan will be incorporated into future construction documents. To the extent feasible, waste materials will be salvaged, reused, or recycled.

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<tbody>
<tr>
<td>1. Incorporate solid waste management and recycling methods into Park operations plan.</td>
<td>1. Periodic evaluation by operations staff to ensure compliance. Retain record of coordination for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to approval of construction specifications</td>
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</table>

Impact Public Services and Utilities-7: Operation of the facilities to be implemented under the Master Plan could consume additional energy. Less Than Significant with Mitigation Measures.

Mitigation Measure Public Services and Utilities-7: The County shall ensure energy efficiency in the operation of its campground facilities.

The development of facilities to be implemented under Phases 2 and 3 of the Master Plan should undergo project-level review to ensure they do not result in the wasteful, inefficient, and unnecessary consumption of energy. Design measures may include:

- If the hot water is provided in the showers, ensure that energy efficient water heaters are used and enforce time limits on shower use. Limit operation of the hot water heaters to when the campground is open and in use.

- If RV electric hookups are installed, encourage their use during non-peak hours.

- Employment of site plan design and building design mitigation measures that increase heating and cooling efficiency. This may include building orientation to the north for natural cooling, the use of energy efficient appliances and lights, increased insulation and window treatments, light-colored roof materials to reflect heat, shade trees to reduce building’s heat, and centralized water heating systems.

- Incorporation of alternative energy sources in facilities design, such as photovoltaic cells or wind turbines.

- Monitoring energy consumption of facilities throughout the park (both electricity and propane) to identify high energy consumers and facilities that could benefit from efficiency improvements.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

- Designing the events pavilion as a cluster of individual indoor spaces could help limit unnecessary heating. For instance, a large space would not have to be heated for an event occurring in a small space.

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</thead>
<tbody>
<tr>
<td>1. Incorporate energy saving techniques and methods into construction plans and specifications.</td>
<td>1. Review construction plans and specifications to ensure inclusion and document for administrative record.</td>
<td>1. County Parks</td>
<td>1. Prior to start of construction.</td>
</tr>
</tbody>
</table>

RECREATION

**Impact Recreation-1:** Implementation of the project would result in short-term adverse recreation impacts associated with project construction. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Recreation-1:** The County shall implement Noise, Air Quality, Transportation, and Visual Resources mitigation measures included in this MMRP.

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<tbody>
<tr>
<td>1. Implement Mitigation Measures as described as described in EIR (Noise, Air Quality, Transportation, and Visual Resources).</td>
<td>1. As described for Noise, Air Quality, Transportation, and Visual Resources mitigation measures.</td>
<td>1. County Parks</td>
<td>1. Prior to start of construction.</td>
</tr>
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</table>

**Impact Recreation-2:** Implementation of the Coyote Lake-Harvey Bear Ranch County Park Master Plan would expand the publicly accessible open space of the park resulting in a beneficial recreation impact. **Significant Beneficial Impact**

**Impact Recreation-3.** Implementation of the project would improve and expand the types of publicly accessible recreation facilities and trails in the park resulting in beneficial effects on the visitor experience. **Significant Beneficial Impact**

**Impact Recreation-4.** Implementation of the project would expand the trail system within the park and improve regional trail connectivity. **Significant Beneficial Impact.**
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

TRAFFIC AND CIRCULATION

Impact Traffic and Circulation-1: Implementation of the Master Plan has potential to adversely affect levels of service (LOS) at local intersections. Less than Significant.

Impact Traffic and Circulation-2: Implementation of the Master Plan could result in adverse effects on access and internal circulation within the park. Less than Significant with Mitigation

Mitigation Measure Traffic and Circulation-2a: Provide eastbound left turn channelization on San Martin Avenue on the Western Flat entrance.

Mitigation Measure Transportation and Circulation-2b: Design the Western Flat area entrance kiosk location to ensure adequate on-site storage is provided for vehicles entering the park.

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<tr>
<td>1. Design and construct left-turn lane for entrance to park form San Martin Avenue.</td>
<td>1. Review construction specifications to ensure adequacy of design. Monitor construction to ensure proper implementation. Report as necessary to County Roads department.</td>
<td>1. County Parks</td>
<td>1. Prior to approval of construction specifications; During construction.</td>
</tr>
<tr>
<td>2. Design and construct entrance kiosk and entrance road to accommodate vehicles.</td>
<td>1. Review construction specifications to ensure adequacy of design. Monitor construction to ensure proper implementation.</td>
<td>2. County Parks</td>
<td>2. Prior to approval of construction specifications; As necessary during construction.</td>
</tr>
</tbody>
</table>
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

Impact Traffic and Circulation-3: Construction traffic could adversely impact local traffic conditions.

Mitigation Measure Traffic and Circulation-3: Construction traffic control plans shall be mitigated in accordance with the Caltrans Traffic Manual and subject to the approval of the Santa Clara County Department of Roads and Airports Department

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<tr>
<td>2. Review and approve Traffic Control Plan. Obtain approval from County Roads department.</td>
<td>2. Retain review and appropriate approvals for administrative record.</td>
<td>2. County Parks</td>
<td>2. Prior to construction activities.</td>
</tr>
</tbody>
</table>

VISUAL RESOURCES


Mitigation Measure Visual Resources-1: The following measures are included to minimize or reduce project impacts on existing scenic resources and visual quality during project construction:

- During construction of Park facilities construction staging shall be located in areas that are not visible from public vantages, to the extent possible.
- Avoid damage to natural surroundings in and around the work limits.
- Provide temporary barriers to protect existing trees, plants, and root zones, if necessary.
- Construction activities shall be phased to minimize the appearance of disturbed areas within the Park.
### TABLE 1 (Continued)

**MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park**

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<tr>
<td>1. Incorporate measures into final Master Plan.</td>
<td>1. Review Plan to verify inclusion.</td>
<td>1. County Parks</td>
<td>1. Prior to construction activities.</td>
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</table>

**Impact Visual Resources-2:** The proposed Master Plan would alter and visually intrude upon the open, natural character of the Park in which new development is proposed. **Less Than Significant with Mitigation Measures.**

**Mitigation Measure Visual Resources-2:** The following measures are included to minimize or reduce project impacts on existing scenic resources and visual quality:

- Minimize development footprints.
- Choose building materials that are visually compatible or do not compete with the landscape.
- In the West Flat and Mendoza areas, architecture of new facilities shall enhance the existing rustic ranchland character.
- In the West Flat area, existing barns shall remain the dominant structures, with no other structure exceeding the barns in height.
- New structures shall include arbors, porches, and patios to blend indoor and outdoor spaces.
- New architectural features in the Lakeside area shall blend with the existing architectural styles.
- Staging areas shall be paved with asphalt or be unpaved with road base material.
- Overflow parking areas shall be grass that can be mowed seasonally.
- Provide native vegetative screening to block views of new developed areas at the Park from public view corridors. Select tree and vegetation species that enhance the ranchland character theme.
TABLE 1 (Continued)
MITIGATION MONITORING AND REPORTING PROGRAM – Coyote Lake Harvey Bear Ranch County Park

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<tr>
<td>1. Incorporate Ordinance standards regarding visual elements into design plans and specifications.</td>
<td>1. Review design plans and specifications to ensure inclusion. Retain review for administrative record.</td>
<td>1. County Parks</td>
<td>1. During Project Design/ Final Plan Approval.</td>
</tr>
<tr>
<td>2. Include requirement to return disturbed areas to pre-project conditions in construction specifications.</td>
<td>2. Perform site inspections to verify compliance. Retain inspection report for administrative record.</td>
<td>2. County Parks</td>
<td>2. As necessary, during construction.</td>
</tr>
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</table>

Impact Visual Resources-3: The proposed Master Plan would introduce new publicly accessible trails on the site providing new opportunities for scenic views. **Significant Beneficial Impact**

Impact Visual Resources-4: The proposed Master Plan would introduce sources of light and glare to the Park. **Less Than Significant with Mitigation Measures.**

Mitigation Measure Visual Resources-3: The following mitigation measures are recommended to minimize project impacts of light and glare:

- Exterior lighting shall use fixtures with low-level lighting, focused beams, and directional hoods to minimize light visible from other properties and reduce night sky impacts.
- Vegetative screening and islands shall be utilized in parking, staging, and camping areas to reduce reflective glare.
- Non-reflective asphalt surfaces shall be utilized to reduce glare.

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<td>2. Perform site inspections to verify compliance. Retain inspection report for administrative record.</td>
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