# CEQA DOCUMENT FILING DECLARATION

## ENVIRONMENTAL FILING FEE RECEIPT

**PLEASE COMPLETE THE FOLLOWING:**

1. **LEAD AGENCY:** County of Santa Clara Parks and Recreation Department  
2. **PROJECT TITLE:** Mount Madonna County Park Master Plan  
3. **APPLICANT NAME:** County of Santa Clara Parks and Recreation Department  
4. **APPLICANT ADDRESS:** 298 Garden Hill Drive, Los Gatos, CA 95036  
5. **PROJECT APPLICANT IS A:** Local Public Agency  
6. **NOTICE TO BE POSTED FOR** 30 **DAYS.**  
7. **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT**
   
   **a. PROJECTS THAT ARE SUBJECT TO DFG FEES**
   - **1. ENVIRONMENTAL IMPACT REPORT** (PUBLIC RESOURCES CODE §21152)  
   - **2. NEGATIVE DECLARATION** (PUBLIC RESOURCES CODE §21080(C))  
   - **3. APPLICATION FEE WATER DIVERSION** (STATE WATER RESOURCES CONTROL BOARD ONLY)  
   - **4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS**  
   - **5. COUNTY ADMINISTRATIVE FEE** (REQUIRED FOR A-1 THROUGH A-4 ABOVE)  
   
   **b. PROJECTS THAT ARE EXEMPT FROM DFG FEES**
   - **1. NOTICE OF EXEMPTION** ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)  
   - **2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE "SAME PROJECT IS ATTACHED ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)**
   
   **c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES**
   - **NO FEE**

8. **TOTAL RECEIVED:** $0.00  
9. **TOTAL RECEIVED:** NO FEE

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

**THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)**

**CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO:** SANTA CLARA COUNTY CLERK-RECORDER

**PLEASE NOTE:** FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

*...NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID.*  

*( Fees Effective 01-01-2017*)
Notice of Intent to Adopt a Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.) that the following project when implemented will not have a significant impact on the environment.

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<tr>
<th>File</th>
<th>APN(s)</th>
<th>Date</th>
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<tbody>
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<td>75633004, 75633005, and 75659001</td>
<td>May 8, 2017</td>
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<tr>
<th>Project Name</th>
<th>Project Type</th>
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<td>Mount Madonna County Master Plan</td>
<td>Master Plan</td>
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<tr>
<th>Owner</th>
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<td>County of Santa Clara</td>
<td>County of Santa Clara Parks and Recreation Department</td>
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Project Location

7850 Pole Line Road, Watsonville, CA 95076

Project Description (attach additional pages as necessary)

The Project establishes a unified vision and long-term direction for the Park in the context of continued growth in Silicon Valley, where the population is expected to grow to over 2.3 million people by 2030. The purpose of the Project is to guide the expansion of recreational facilities and the infrastructure needed to support them, while protecting natural resources and ensuring the unique natural beauty of the Park remains intact.

Implementation of the Project would involve a range of improvements to be concentrated in three zones, the High Use Zone, Valley View Zone, and the Summit Zone. Additional areas outside of these three areas of focus would not involve any new physical interventions beyond natural resource management activities and maintenance of the existing amenities.

High Use Zone (HU)
Visitor and operational activity at Mount Madonna is already centered in the High Use Zone in and around the existing visitor center, current deer pen, and the Tan Oak campground.
However, from a design standpoint, the area has unrealized potential to be further emphasized as the daytime heart of Mount Madonna County Park and to be improved with a new, more modern visitor center. The opportunity to establish a this zone as a vibrant, buzzing hub of Park activity that is visible and accessible to all park users, and that adds to the park visitor’s ‘sense of place’ is a primary recommendation of this Master Plan.

Recommendations
HU1: Establish the High Use Zone as the primary hub of day-use only activity in the Park with an improved Tan Oak Road connecting from east to west to serve as a “spine” of this newly revitalized area.
HU2: Locate new facilities, including a new visitor center, and new educational and recreational facilities, so that each use complements existing key features and neighboring uses.
HU3: Convert existing Tan Oak Campground to a Children’s Adventure Play area (day-use) and consider conversion of Manzanita Group Camp to day-use as well.
HU4: Consider existing trail circulation in the design of new use areas.

Visitor Center (VC)
Currently located at the east end of the High Use Zone, the existing visitor center is difficult for visitors to locate within the Park, has limited space for exhibits, and is underutilized. As such, this Master Plan recommends construction of a new Park visitor center near the former deer pen and the existing Tan Oak Campground. The new visitor center will become the central “hub” of activity within the High Use Zone, with surrounding day-use facilities extending as “spokes” of the wheel. These other nearby facilities will also build off of the visitor center use from an interpretive themes standpoint.
**Recommendations**

VC1: Physically orient the building and use architectural elements to make the structure harmonious with the natural environment and to connect to surrounding amenities and trails.

VC2: Include space both inside and immediately adjacent to the building for small gatherings and presentations; thematically connect to adjacent recreational areas including the recommended Children's Adventure Play area.

VC3: Include office space for staff in the building's design; keeping in mind that a redesign of the original visitor center into staff offices should serve as the Park's primary staff office.

VC4: Design to LEED certification levels and/or utilize California Green Building Standards Code.26 Ensure the building also meets Americans with Disabilities Act (ADA) standards, including surrounding paved areas and pathways.

VC5: Specific interpretive goals and themes should be fully planned prior to or alongside building design and site planning.

VC6: During preparation of the visitor center site plan, consider existing fences and power lines in the vicinity as well as electrical, water, and wastewater capacities and demands.

**Children's Adventure Play (CAP)**

To the northwest of the new Visitor Center, or potentially in place of the Tan Oak Campground, a children's natural adventure play zone would be an excellent addition to Mount Madonna. Redevelopment of the large, rolling meadows in and around the previous deer pen (west deer pen) as a natural play area for children meets a need expressed by park users in surveys as well as by park staff. More specifically, the adventure play area would be a nature-themed outdoor playground filled with multi-sensory and exploratory opportunities, and would be constructed with recycled and natural materials such as tree trunks, stumps, rocks, sand, soil and water areas, grass, and more. This type of facility could be an extension of the programs offered at the new visitor center, and would blend well with both existing and new picnic areas.

**Recommendations**

CAP1: Provide a new children's adventure play area adjacent to the new visitor center.

CAP2: Develop this play area in accordance with Americans with Disabilities Act standards.

CAP3: Specifically design play areas to heighten a connection to nature, incorporating site-specific interpretive and educational elements where appropriate.

CAP4: Include both built and natural features such as stumps, logs, trees, and other minimal modifications to landscape that encourage use of the imagination.


**Day-Use Picnic (DU)**

In addition to a new visitor center and children's adventure play area, additional user-serving amenities in the High Use Zone should primarily be those that support day-use activity and picnicking. Given their central location within the Park and connection to numerous trails and visitor facilities (e.g., restrooms), the existing picnic areas in this portion of the Park are already highly popular. However, expansion and improvement, including the addition of Wi-Fi connectivity and integrated learning opportunities, would benefit these facilities. Additionally, both reservable and first-come first-served picnic sites should be offered as well as additional group picnic sites. Over time, the Manzanita Group Camp area could be redeveloped for day-use only.

**Recommendations**

DU1: Expand existing day-use picnic areas throughout the High Use Zone.

DU2: Consider additional day-use picnic facilities.

DU3: Incorporate new interpretive features into picnic areas so that learning is integral even to the casual visitor (programmed through future Interpretive Plans).

DU4: Add Wi-Fi connectivity throughout picnic areas and near the new visitor center.

**Camping Facilities (CF)**

As of 2017, the existing campsites in all areas of Mount Madonna are consistently full or nearly full on summer weekends and camping at Mount Madonna provides significant revenue to the Park and to the Parks Department as a whole. The 2016 Camping and Park Stores Business Analysis commissioned by the Parks Department confirmed that there is expected to be continued demand for RV, tent, and structured (cabins and/or yurts) camping in the future. Demand for small group sites, or "mini family" sites, is also high and likely to grow. Other trends include demand for Wi-Fi, increased electrical capacity in RV sites, and programs and activities for children. As a result of all of the above, enhancing the park user experience by improving and expanding camping opportunities in the Valley View Zone is a key recommendation of this Master Plan. The recommendations below also reflect an intention to make managing and serving the campgrounds more efficient from an operations standpoint.

**Recommendations**

CF1: In Valley View I, replace tent campsites with yurts or cabins (cabins preferable). Consider
KOA-style cabins as an alternative to yurts. The addition of 15 cabins is optimal. Ensure that this yurt/cabin camping area uses a distinctive site numbering system.

CF2: Develop a new loop road for the yurts or cabins so users going to or from their campsite will not negatively impact traffic flow along Valley View Road. Consider addition of single loops for volunteers only in the RV camping area.

CF3: Add two “mini family” or small group campsites within Valley View II, III, or new Valley View IV. Each site should include five private camping sites, an undercover common area, fire pit, and grill.

CF4: Add an additional bathroom and shower house in the Valley View Zone to meet expected additional demand.

CF5: Upgrade existing RV sites to premium RV sites with increased electricity 30 amp to 50 amp.

CF6: In key locations within the Valley View Zone install campfire circles or other gathering points for interpretive programs and events, and to add to the campers’ sense of place. Add amenities such as benches and fire rings to existing camping areas as well as Wi-Fi hot spots.

CF7: Consider improving campground roads for children’s bike safety; consider potential to develop a small off-street bike play area.

CF8: Wherever possible add one full hook-up camp host site in each loop. Sites should accommodate large Class A motorhomes and include 100 Amp electrical service, as well as water and sewer.

CF9: Expand the Huckleberry Group Campground into the area between the existing footprint and the entrance kiosk.

Camp Store (CS)
The County Parks Department has been pursuing the idea of a camp store at the Park since 1998 when the report: Market and Financial Feasibility for Mount Madonna Camp Store was completed. However, the more modern Camping and Park Stores Business Analysis identified that camp stores are not often revenue generating and should be added only in very specific circumstances where they have potential to be successful. At Mount Madonna it is clear that a camp store would improve customer service to park visitors, particularly campers who may have forgotten necessary items, and could also serve as a platform by which to market the park (sales of branded merchandise) and support increased recreational opportunities (equipment rentals for Adventure Play Areas, etc.). However, inclusion of a camp store should be carefully considered in order that it does not become a tax subsidized element of the park. There are a variety of ways to do this (large corporate contractor, operated by park volunteer/friends group, etc.) that would allow it to generate of a mobile/temporary/pilot camp store either in the High Use Zone or Valley View Zone. Using this kind of trial program, the Department will have the ability to both test different locations for this amenity and also to discontinue its operation in the event that the store is not successful. However, if it is deemed to be an asset to the park, a permanent store should be constructed.

Recommendations
CS1: Allow a pilot camp store to be located in whatever location Park Staff deems most appropriate initially. Potentially try other locations over time.

CS2: As recommended in the Camping and Park Stores Business Analysis, consider limiting inventory to camping items only, such as firewood, ice, and healthy snacks for sale.

CS3: List the camp store’s location and hours of operation at various key locations within the Park, including the entrance kiosk and visitor center.

CS4: Explore operating the store via private vendor with this vendor shouldering costs of initial capital improvements including utility infrastructure.

Summit Zone (SZ)
In the far western corner of the park, the Summit Zone is appropriate to consider for future development of additional adventure-play style activities. As outlined in Chapter II, the area is currently closed to the public, but due to easy access from Summit Road, variations in topography, and scenic views of the Monterey Bay, it is an appropriate location for additional expansion of the Park’s visitor-serving amenities.

Recommendations
SZ1: Consider development of trails for use by mountain bikes in a future Mount Madonna Trails Master Plan.

SZ2: Center future design proposals for this zone on active and/or adventure-based recreation, including: zip lines, a physical challenge course, ropes course or other similar facilities.

SZ3: If development for active recreational uses becomes cost, time, or otherwise prohibitive, develop access for more passive uses.

Purpose of Notice
The purpose of this notice is to inform you that the County of Santa Clara Parks & Recreation Department Staff has recommended that a Mitigated Negative Declaration be adopted for this project. Action is tentatively scheduled on this proposed Mitigated Negative Declaration before the County of Santa Clara Board of Supervisors on June 20, 2017 in the Board Chambers, 70 W. Hedding, San Jose. It should be noted that the adoption of a Mitigated Negative Declaration does not constitute approval of the project under consideration. The decision to approve or deny the project will be made separately. Meeting information will be posted on the County of Santa Clara’s website at www.sccgov.org under Board Agendas or contact the Office of the Clerk of the Board at (408) 299-5001.
The public review period for this document begins May 8, 2017 and ends June 6, 2017. Public comments regarding the correctness, completeness, or adequacy of this Mitigated Negative Declaration are invited. Such comments should be based on specific environmental concerns. Written comments must be received on or before the close of the public review period and should be addressed to the County of Santa Clara, Department of Parks and Recreation, Planning and Development Section, 298 Garden Hill Drive, Los Gatos, CA 95032, Tel (408) 355-2230, attention Kimberly Brosseau, Senior Planner. Oral comments may be made at the meeting.

A file containing additional information on this project and the full text of the Initial Study/Negative Declaration is available for review at the following locations:

- County of Santa Clara Parks and Recreation Department
  298 Garden Hill Drive Los Gatos, CA 95032-7669

- Mount Madonna County Park
  7850 Pole Line Road, Watsonville, CA 95076

- County of Santa Clara Parks and Recreation Department website
  www.parkhere.org under Plans and Projects

When requesting to view this file, please refer to the project title appearing at the top of this form.

None
The Planning and Development Section of the Department of Parks and Recreation has reviewed the initial study for the project. Based upon substantial evidence in the record, staff finds that the proposed project will not have a significant effect on the environment, or although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case since mitigation measures have been incorporated into the project.

This finding is based on the following considerations (See Note below):

Based on the environmental evaluation presented in the Initial Study, the project will not cause significant adverse effects related to air quality, aesthetics, agriculture and forest resources, greenhouse gas emissions; hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, or utilities. With mitigation the project will not cause significant adverse effects related to biological resources or cultural resources. In addition, the project will not result in substantial adverse effects on humans, either directly or indirectly. The project will not cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

Environmental Measures – Best Management Practices (BMPs) have been incorporated into the project to ensure that project-related effects are minimized or avoided. Environmental measures are methods, measures, or practices incorporated into the project that avoid, reduce, or minimize a project’s adverse effects on various environmental resources. In addition, BMPs have been incorporated into the project to minimize impacts.

Mitigation measures are required for the following environmental impact areas: biological resources and cultural resources. See the Initial Study/Mitigated Negative Declaration for a discussion of the potential impacts and those measures necessary to mitigate or avoid significant environmental impacts as a result of the implementation of the project. These impacts and mitigation measures are identified in the Mitigation Monitoring and Reporting Plan. The identified mitigation measures will ensure that all impacts remain less-than-significant.

Note: Those measures necessary to mitigate or avoid significant environmental effects are identified by an asterisk. A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of Section 21081.6 of the Public Resources Code.

Prepared by:
Kimberly Brosseau, Senior Planner
County Parks

Approved by:
Don Rocha, Deputy Director
County Parks

Revised 5/26/10