Appendix C

Comments received (written and oral) and responses to comments for the Santa Teresa County Park Historic Area Site Plan Initial Study/Mitigated Negative Declaration.
I. List of Comments Received

List of Comments Received on the Santa Teresa County Park Historic Area Site Plan and associated Draft Initial Study/Mitigated Negative Declaration

1. Governor’s Office of Planning and Research – State Clearinghouse and Planning Unit, Scott Morgan, Acting Director

2. Santa Clara Valley Water District, September 11, 2009

3. Roland Lebrun, August 28, 2009

Summary of Oral Comments Received at the following meetings:

4. Public Meeting for the Draft Initial Study/Mitigated Negative Declaration for the Santa Teresa County Park Historic Area Site Plan, August 11, 2009

5. Lynne Paulson – Oral Comments at the County Parks and Recreation Commission Meeting, and submitted in writing. September 2, 2009

6. County Parks and Recreation Commission Meeting, September 2, 2009

List of Comments Received on the Santa Teresa County Park Historic Area Site Plan and associated Draft Initial Study/Mitigated Negative Declaration

During the Extended Comment Period November 2, 2009 – November 13, 2009

(The County Parks Department provided an additional comment period to allow further public comment related to the omission of a reference document, Parking and Traffic Study report, from the IS/MND. The findings of the IS/MND do not alter as a result of this omission.)

7. Roland Lebrun, November 11, 2009

8. Lynne Paulson, November 12, 2009
II. Master Responses to Comments

Introduction
The following Master Responses for Santa Teresa County Park Historic Area Site Plan Initial Study/Mitigated Negative Declaration address the major issues raised by multiple commenters. The commenters are referred to the appropriate Master Response.

Master Response 1: Consistency of City of San Jose’s 2007 Green Vision for Interconnected Citywide Trails and Access to Historic Area Site Plan (Comment Numbers: 3-2, 3-7, 5-4)

In regards to public comments related to the site plan’s consistency with the City’s Green Vision goals, the County Parks Department is working closely with the City of San Jose Parks, Recreation and Neighborhood Services Department and City’s Trails Program to ensure that citywide trails that lead to the Santa Teresa County Park Historic Area promote access to County park facilities. The site plan identifies future access points from Manila Drive, Manila Way, Curie Drive, and San Ignacio Avenue that will provide neighborhood access into the Historic Area. As part of the site planning process, the intent exists for the City’s recently completed Albertson Parkway trail to provide access to the Historic Area from Manila Drive.

Once residents and park visitors access the Historic Area, the site plan’s proposed internal pathways will accommodate pedestrians that would be consistent with County Ordinance and the existing pedestrian pathways within the Bernal-Gulnac-Joice Ranch site. In response to public input received at the September 2, 2009 County Parks and Recreation Commission meeting, a new pathway is recommended within the park’s northern boundary along Curie Drive to accommodate pedestrians, bicyclists and dog walkers who desire additional recreational amenities at the Historic Area. This new, shared-use pathway for pedestrians and bicyclists is intended to provide an additional recreational trail experience and an alternate non-motorized route to the vehicular roadway along Curie Drive to address the community’s trail needs. The County Parks Department would need to complete additional site evaluations to identify the specific alignment of these shared-use pathways within the Historic Area.

In October 2007, San Jose City Council adopted the Green Vision, which set forth a goal of delivering 100 miles of interconnected trails by 2022. The size of the citywide trails network is related to goals and strategies set forth in the City’s previous 2000 Greenprint and the City’s current Draft Greenprint Plan 2009 Update. The City of San Jose is also updating its initial 2000 Greenprint as part of the Draft Greenprint 2009 Update, which is the strategic plan for the City of San Jose’s Parks, Recreation Facilities and Trails through 2020. The Draft Greenprint 2009 includes a collection of desired recreational amenities and community-serving projects that will be studied and possibly implemented as funding and staffing resource permits. The Draft Greenprint commits to the future study of all projects as funds become available. Additional studies will determine if projects are feasible based on environmental, jurisdictional, engineering, compatible and adjacent land uses, project performance and other factors. Information on the Draft Greenprint 2009 Update is available on the City’s website at www.sjparks.org.greenprint.

San Jose’s 100-Mile Trail Network
The Green Vision goals and Draft Greenprint 2009 Update identifies community-desired trail projects that could ultimately result in over 130 miles of trail. The Green Vision commits the City to the development of 100 miles of trails by 2022. Trail projects identified in the Greenprint would require
additional City resources to work with the community and local jurisdictions to more accurately define the alignment and its amenities in order to achieve the City’s Green Vision.

The trails network includes projects that are within the City’s limits that require additional property acquisitions and/or agreements with private and public entities to implement. Proposed projects by other public agencies, such as the County Parks Department’s Santa Teresa Historic Area Site Plan, occur outside of the City’s jurisdiction. Although these projects may contribute to overall interconnectivity, any new trails and pathways within that jurisdiction’s project would not contribute to the overall mileage of fulfilling the City’s interconnected trails network.

**Master Response 2 – Limited Trail Access/Uses within Historic Area**  
(Comment Numbers: 3-1, 3-3, 3-8, 5-5, 7-8, 7-9, 8-1)

Consistent with the County Parks Department’s mission to protect the sensitive habitats and cultural resources associated with park sites, pets and bicycles are typically not permitted in historic areas/sites, as regulated by County Ordinances. To accommodate the community and residents’ needs for additional recreational trail uses and access to the Historic Area, the County Parks Department will identify, evaluate and develop a new decomposed granite pathway within the perimeter of the Historic Area for pedestrians, bicyclists, and walkers with dogs on-leash as part of the initial phase of the project implementation. This new shared-use pathway for pedestrians, bicyclists and dogs on-leash is intended to provide access to the existing Norred Trail. Currently the site plan encourages walk-in access from the neighborhood, and the new, shared-use pathways will accommodate the additional bicycle and dogs on-leash uses.

Future implementation of the site plan would also provide improved roadway access for bicyclists and sidewalks for pedestrians and dog walkers to access the park. Once the roadway and pathway improvements are implemented, pedestrians, dog walkers, and bicyclists would also be able to access the shared-use pathways. The Parks Department would need to complete additional site evaluations to identify the specific alignment of these shared-use pathways within the Historic Area.

**Master Response 3: Coyote-Alamitos Canal Facility**  
(Comment Numbers: 3-5, 3-7, 3-9)

In regards to public comments related to a future trail alignment along the Coyote-Alamitos Canal (i.e. Coyote-Alamitos Canal Trail), the Site Plan recommends a potential trail route from the project area which would allow trail users to connect to the existing Norred Trail via a potential crossing of the Coyote-Alamitos Canal. This is predicated on securing permission from the Santa Clara Valley Water District (SCVWD) to access their property.

The Coyote-Alamitos Canal facility, which includes the canal maintenance road and drain siphons is owned by Santa Clara Valley Water District (SCVWD). The land overlaid by the canal and canal maintenance road is owned in fee title or under grant easements by the County. The section of the canal paralleling the historic area is primarily under grant easement. Easement limitations specify that SCVWD may undertake certain repairs, construction, or maintenance activities to operate the canal for the transmission of water.

“These are the only purposes to which the land may be used. The land could not be used, for example, to dispose of fill, for public recreation, or for the transmission of other substances.” (Future Role of Coyote Alamitos Canal Report, July 1983, Santa Clara Valley Water District). The County Parks
Department acknowledges the neighborhood’s desire to use the canal maintenance road as a trail; however, the canal is owned by SCVWD and it is not officially part of the County Parks Department’s trail system.

In addition, the District’s July 1983 report evaluated various alternative future uses of the canal facility, which included the canal, canal maintenance road, and drain siphons, based on operational considerations and costs to both retain or dispose of the facility. The report identified three approaches or alternatives to 1) continue the present (1983) level of maintenance, 2) restore to use for stand-by operations, and 3) abandon or transfer canal rights to others. The report also identified three sub-alternatives to approach 3. These were 3A – transfer the canal to another public agency for drainage control; 3-B – transfer the canal properties to another public agency for use as a park/park trail; 3-C – remove the canal and restore the right-of-way to its original condition and dispose of the property rights. The report concluded that sub-alternative 3-A was the preferred alternative and recommended that the SCVWD dispose of the canal by transfer to another public agency for drainage control. SCVWD approached other agencies; however, no public agency expressed an interest in taking over the canal facility.

In 1989, the City of San Jose Parks, Recreation and Neighborhood Services Department undertook several feasibility studies to analyze and assess the potential for development of a public trail along segments of the canal alignment. These included the: Feasibility Study for Providing a Trail Between Almaden Park and the Coyote Creek Park Chain August 1989; Coyote Alamitos Canal/Santa Theresa Trail Corridor Trail Feasibility Study, July 2004; Engineering Feasibility Study, Coyote Alamitos Canal Corridor Trail, July 2007. These studies identified significant constraints and costs associated with developing the Coyote Alamitos Canal trail including geological/geotechnical, environmental impacts, land ownership, hydrologic issues, and liability issues. The 2004 and 2007 feasibility studies, evaluated an 11-mile segment between the City’s Almaden Lake City Park and Santa Teresa County Park. These studies did not include the portion of the canal within Santa Teresa County Park. Copies of these studies are available on the City of San Jose’s website.

In a memorandum dated August 12, 2005, from the Assistant Director of Parks, Recreation and Neighborhood Services Department to Councilmember Forrest Williams, the City stated that development of an interim trail between Santa Teresa Boulevard and Bernal Road was not feasible and recommended that the City not allocate further resources for the trail implementation. Staff recommended preparation of an engineering study which was completed July 31, 2007. The planning, development, and implementation of the proposed Coyote-Alamitos Canal trail project is under the City of San Jose’s jurisdiction. Information about this project is available on the City’s website.

In addition, the County Parks Department will identify and evaluate an alternate neighborhood access to the Norred trail as part of the implementation of the initial phase of the Site Plan. Additional environmental review and analysis will be required to comply with CEQA prior to development of this new neighborhood trail access route.

**Master Response 4: Consideration of Future New Shared-use Pathway within the Perimeter of the Historic Area** (Comment Numbers: 3-6, 3-11, 3-15, 3-26, 4B-5, 5-1, 5-7, 6C-2, 7-6, 7-9, 8-1)

Prior to the implementation of long-range planned roadway improvements, the County Parks Department will identify, evaluate and develop a new shared-use pathway within the perimeter of the Historic Area to provide an additional recreational experience along Curie Drive.
III. Responses to Written and Oral Comments

This section presents each written and oral comment received by both individuals and agencies on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Santa Teresa County Park Historic Area Site Plan by Santa Clara County Parks and Recreation Department during and after the 30-day public review period of the IS/MND between July 29, 2009 and August 30 2009 and during the additional comment period between November 2, 2009 and November 13, 2009. The County Parks Department provided an additional comment period to allow further public comment related to the omission of a reference document, Parking and Traffic Study report, from the Draft IS/MND. The findings of the IS/MND do not alter as a result of this omission.

Each comment letter or meeting summary is followed by corresponding responses. The numbering of the responses to comment corresponds to the comment number in the margin of the comment letters.
September 3, 2009

Antoinette Romeo
Santa Clara County Parks and Recreation Department
298 Garden Hill Drive
Los Gatos, CA 95032

Subject: Santa Teresa County Park Historic Area Site Plan
SCH#: 2009082008

Dear Antoinette Romeo:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on September 2, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

[Signature]

Scott Morgan
Acting Director, State Clearinghouse
**Document Details Report**  
**State Clearinghouse Data Base**

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<td>Santa Teresa County Park Historic Area Site Plan</td>
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<td>Lead Agency</td>
<td>Santa Clara County</td>
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**Type**  
Mitigated Negative Declaration

**Description**  
The project consists of a site plan for the undeveloped portion of the Santa Teresa County Park Area. The Site Plan is a concept document which identifies proposed improvements including trails connecting functional and interpretive areas within the project site, a trail connection to developed portions of the Historic Area, a staging area/parking lot, site access, street improvements along Curie Drive and San Ignacio Avenue, bus drop-off/parking area on Curie Drive, fencing, interpretive and display areas and facilities, signage (interpretive, directional, and regulatory), vegetated areas/plantings, restored oak woodlands and native grasslands, elements that depict the water theme (water theme elements include a dry creek bed, seasonal water detention areas or swales, and aesthetic water features such as a well and troughs), related infrastructure improvements, such as storm drainage and irrigation, and a visitor center which includes a courtyard, courtyard walls, trellises, and gardens. The proposed visitor center was evaluated at a program level and will require additional CEQA analysis prior to implementation/construction.

**Lead Agency Contact**
- **Name**: Antoinette Romeo  
- **Agency**: Santa Clara County Parks and Recreation Department  
- **Phone**: 408-355-2235  
- **Fax**:  
- **Address**: 298 Garden Hill Drive  
- **City**: Los Gatos  
- **State**: CA  
- **Zip**: 95032

**Project Location**
- **County**: Santa Clara  
- **City**: San Jose  
- **Region**:  
- **Lat/Long**:  
- **Cross Streets**: San Ignacio Ave, Curie Dr & Manila Dr

**Parcel No.**
- **Township**: 8S  
- **Range**: 2E  
- **Section**: 19  
- **Base**: MDB&M

**Proximity to:**
- **Highways**: 85, 82  
- **Airports**: No  
- **Railways**: No  
- **Waterways**: No  
- **Schools**: Bernal Intermediate  
- **Land Use**: PLU: County Park  
  - Z: General Use  
  - GP: Existing Regional Park & Hillsides

**Project Issues**
- Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Noise; Other Issues; Public Services; Recreation/Parks; Traffic/Circulation; Water Quality; Water Supply

**Reviewing Agencies**
- Resources Agency; Department of Conservation; Department of Fish and Game, Region 3; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 2; Native American Heritage Commission

**Date Received**: 08/04/2009  
**Start of Review**: 08/04/2009  
**End of Review**: 09/02/2009

**Note**: Blanks in data fields result from insufficient information provided by lead agency.
Response to Comment Letter 1 - State Clearing House

Response 1  This is an acknowledgement from the State Clearinghouse that the project has complied with their requirements for CEQA documents and that no State agencies submitted comments through the Clearinghouse. The letter also lists the State agencies that were sent copies of the CEQA documents for review and comment. This letter does not require a response.
September 11, 2009

Ms. Antoinette Romeo
County of Santa Clara
Parks and Recreation Department
298 Garden Hill Drive
Los Gatos, CA 95032

Subject: Initial Study (IS) and Mitigated Negative Declaration (MND) for the Proposed Santa Teresa County Park Historic Area

Dear Ms. Romeo:

The Santa Clara Valley Water District (District) has reviewed the IS and MND for the Santa Teresa County Park Historic Area received on August 10, 2009. The document states the review period is from July 29 to August 28. Please accept these comments at this time.

The MND mentions the possibility of a future connection to the Norred Trail over the District's Coyote Alamitos Canal. As noted in the document, coordination between the Parks and Recreation Department and the District must take place to discuss the details of such a project. These details include potential trail routes and any use of the Coyote Alamitos Canal maintenance road. Detailed plans would also need to be sent to the District for review prior to the District issuing a permit or entering into any agreement with the County.

The final site plan for the IS/MND shows proposed planting of drought tolerant shrubs, native grassland, and oak trees on the south side of the project area adjacent to the District's Coyote Alamitos Canal. A proposed trail connection and more plantings are also proposed in the area between the Coyote Alamitos Canal and Manila Drive. In this area, the District has a 10' wide easement (easement deed enclosed) associated with an existing 30" storm drain pipe extending south from the intersection of Manila Way/Manila Drive to the canal. Because of the shallow depth of the existing storm drain pipe (3' below ground), only grass and small shrubs would be allowed to be planted in the easement as roots from oak trees and larger shrubs have the potential to damage the storm drain pipe. In the area adjacent to Manila Way/Manila Drive intersection, the 30" storm drain pipe has a bubbler which rises approximately 2' above the ground surface. This bubbler pipe needs to remain undisturbed and accessible to District staff.

The proposed plantings, along with the trail connection, appear to encroach upon the District's easement for the canal and the existing storm drain pipe, and therefore would require a District permit. A District permit application is available on the District's website at www.valleywater.org. A planting list and detailed plans for the trail connection would need to accompany the District permit application to ensure the proposed plants and trail will not affect the District's facilities.

The mission of the Santa Clara Valley Water District is a healthy, safe and enhanced quality of living in Santa Clara County through watershed stewardship and comprehensive management of water resources in a practical, cost-effective and environmentally sensitive manner.
Ms. Antoinette Romeo  
Page 2  
September 11, 2009  

If you have any questions or need further information, you can reach me at (408) 265-2607, extension 2226. Please reference File No. 32170 on any future correspondence regarding this project.  

Sincerely,  

Brandon Woods  
Assistant Engineer I  
Community Projects Review Unit  

Structure Site Plans/Details for Coyote-Alamitos Canal – Sheets 4 & 6  

cc: S. Tippets, C. Haggerty, J. Bozzo, B. Woods, File  

32170-52310bw09-11
STORM DRAIN
EASEMENT DEED
(INDIVIDUAL)

DOCUMENT NO. 9247-44

I, DOROTHY PARKER, aka DOROTHY L. PARKER,

GRANT, CONVEY AND DEED TO THE SANTA CLARA VALLEY WATER DISTRICT, a public corporation
(“District”), an easement for a storm drain or drains in, upon, over, and across that certain real property, in the

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, described as:

Being a portion of the lands described in the deed recorded in Book 0199 of Official Records at page 745 in the office of the Recorder, County of Santa Clara, State of California, to wit:

Being a strip of land 10.00 feet wide and lying easterly of and parallel with the westerly line of that certain 80.00-foot-wide easement granted to Pacific Gas and Electric Company by deed recorded in Book 3743 of Official Records at page 333 in the Santa Clara County Recorder’s office; said 10.00-foot-wide strip of land being more particularly described as follows:

Beginning at the intersection of the center line of Manila Drive with the center line of Manila Way as shown on that certain map entitled Tract No. 4911 and recorded in Book 294 of Maps at page 23 in the Santa Clara County Recorder’s office; thence along said center line of Manila Drive S 89°48’51” W 40.01 feet to the westerly line of that certain parcel of land described as Parcel II in the deed recorded in Book 3850 of Official Records at page 118 in the Santa Clara County Recorder’s office; thence along said westerly line of said Parcel II, S 00°56’43” W 10.00 feet to the true point of beginning of said 10.00-foot-wide strip; thence along the aforesaid westerly line of said PG&E easement S 00°54’40” W 93.45 feet, more or less, to the general northerly line of that certain easement recorded in Book 4150 of Official Records at page 332 in the Santa Clara County Recorder’s office.

Containing 986 square feet or 0.023 acre, more or less.
Said easement area shall be kept clear of any type of building, fences, structure, pavement, or trees, unless prior written approval is obtained from District.

The easement shall include the right to construct, reconstruct, inspect, maintain and repair drainage, protection works and appurtenant structures, together with the right to enter or remove such trees or brush within the easement area as may constitute a hazard to persons or property or may interfere with the use of the said area for the purposes granted. It also shall include the right to enter upon said land with vehicles, tools, implements, and other materials, take therefrom and use, earth, rock, sand and gravel for the construction, maintenance and repair of said drains, protection works and appurtenant structures by said District, its officers, agents, and employees, and by persons under contract with it and their employees whenever and wherever necessary for flood control or storm drainage purposes.

Where such drains, works or structures are covered, District shall also have the right to mark the location of said described area by suitable markers, but said markers shall be placed in fences or other locations which will not interfere with any reasonable use first party shall make of said strip.

(As used above, the term “grantor” shall include the plural as well as the singular number and the words “himself” and “his” shall include the feminine gender as the case may be.)

Dated this ______________ day of ________________________, 19__.

Signed and delivered in the presence of

________________________

[Signature]

ACKNOWLEDGEMENT OF
SUBSCRIBING WITNESS

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On ______________, May 9, 1974, before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared ________________________ known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of ______________, State of California: that he was present and saw ________________________ personally known to him to be the person ... described in and whose name ________________________ subscribed to the within instrument, execute the same; and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and official seal.

________________________

[Signature]

(Seal)

ACKNOWLEDGEMENT
GRANTOR(S)

STATE OF CALIFORNIA
COUNTY OF ________________________

On ______________, May 9, 1974, before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared ________________________ known to me to be the person ... whose name ________________________ subscribed to the within instrument and acknowledged that ________________________ executed the same.

WITNESS my hand and official seal.

________________________

[Signature]

(Seal)

Name (Typed or Printed)
Notary Public in and for said State
CERTIFICATE OF CONSENT AND ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Deed of Grant to Santa Clara Valley Water District is hereby accepted by the undersigned duly authorized agent on behalf of the Board of Directors of said Santa Clara Valley Water District, pursuant to authority conferred by Resolution No. 68-25 of said Board of Director's adopted on the 26th day of March 1968, recorded March 27th, 1968 in Book 8069, Page 535, Official Records of Santa Clara County, California, and the Grantee consents to recordation thereof by its said duly authorized agent.

Dated: ____________19__

SANTA CLARA VALLEY WATER DISTRICT

By: _____________________________

General Manager/Clerk of the Board of Directors

(Signature)

(strike out inapplicable one)
SITE PLAN
STRUCTURE #5, SPILLWAY

NOTE: Structures Centerline Locations Will Be Marked On Canal Limn By SCVWD
Response 2-1  The Parks Department will coordinate with the Santa Clara Valley Water District when detailed plans are developed for the project.

Response 2-2  The Parks Department will seek approval and permits when encroaching on or crossing Santa Clara Valley Water District property or facilities prior to implementation of the project.
Romeo, Antoinette

From: Roland Lebrun [ccss@msn.com]
Sent: Friday, August 28, 2009 9:53 PM
To: Romeo, Antoinette
Cc: shirin darbani
Subject: RE: Santa Teresa County Park Historic Area Site Plan

Follow Up Flag: Follow up
Flag Status: Red
Attachments: Blank Bkgrd.gif; Response to ISMND.doc

Dear Antoinette,

Thank you for your presenting the Santa Teresa County Park Historic Area Site Plan Draft Initial Study/Mitigated Negative Declaration on August 11th.

Please find my written comments attached to this email.

I look forward to your response.

Sincerely,
Roland Lebrun.

Subject: Santa Teresa County Park Historic Area Site Plan
Date: Tue, 25 Aug 2009 17:42:14 -0700
From: Antoinette.Romeo@PRK.SCCGOV.ORG
To: ccss@msn.com

Parks and Recreation Meeting Notice
A. LAND USE / GENERAL PLAN
Will the project:

2. Conflict with applicable plans or policies adopted by agencies with jurisdiction over the project?

Significant Unless Mitigation Incorporated. Implementation of the site plan as it stands would effectively prohibit Santa Teresa County Park trail access to bicycle and dog traffic between Brokennhurst Drive and Camino Verde thereby significantly conflicting with long-term development strategies from multiple agencies with jurisdiction of the project.

- City of San Jose development standards and general plan, specifically Mayor Chuck Reed's Green Vision for San José to expand our system of park trails to 100 miles to allow residents to travel more easily by bicycle or on foot, as well as encourage exploration and education about our natural habitat so residents better understand the benefits of a healthy environment and value its preservation.

- Santa Clara County Valley Water District future role of Coyote Alamitos Canal (1983) preferred alternative (Alternative 3B) "Transfer canal ownership to a public agency, which would use the canal route and road as a park or park trail to connect parks along the north side of the Santa Teresa Hill".

- Santa Teresa County Park Master Plan approved by the board of supervisors in April 1992 which identified a future trail alignment (i.e., the Coyote-Alamitos Canal Trail) consisting of two trails connecting the Bernal-Joice-Gulnac Ranch with the Norred Ranch.

Suggested Mitigation Measures:
- Add signage identifying the connection to the Coyote Los Alamitos Canal trail east of the Santa Teresa spring as a multiuse peripheral trail connecting the Santa Teresa spring to the planned sidewalk extension along San Ignacio Avenue.
- Add signage identifying the connection to the Coyote Los Alamitos Canal trail west of the Santa Teresa spring as a multiuse peripheral trail connecting the Santa Teresa spring to the Joyce trail.

3. Conflict with special policies?
   f. San Jose

Significant Unless Mitigation Incorporated. The site plan does not have any provision for bicycle and dog trails and is therefore incompatible with City of San Jose Mayor Chuck Reed's Green Vision to expand our system of park trails to 100 miles to allow residents to travel more easily by bicycle or on foot, as well as encourage exploration and education about our natural habitat so residents better understand the benefits of a healthy environment and value its preservation.
**Suggested Mitigation Measures**: Implement the Santa Teresa County Park Master Plan approved by the board of supervisors in April 1992 which identified a future trail alignment (i.e., the Coyote-Alamitos Canal Trail) consisting of two trails connecting the Bernal-Joice-Gulnac Ranch with the Norred Ranch. These 2 trails should be designated as multiuse trails allowing dog and bicycle traffic.

4. Be incompatible with existing land use in the vicinity?
**Significant Unless Mitigation Incorporated.** The original site plan dated May 6, 2008 recommended controlling/restricting access to the Coyote Alamitos Canal trail by use of gated fencing and regulatory signage at the following canal entry points:
   1) East of Santa Teresa Spring (regulatory signage).
   2) At canal bridge south of Pedro Bernal House (regulatory signage, fencing).
   3) South of Bernal-Gulnac-Joice Ranch Site (abandoned vehicle, no signage).
These recommendations were dropped from the final site plan after multiple objections from the public but were nevertheless implemented with 2 additional Coyote Alamitos Canal access trail closures that were never documented:
   4) Vacant field adjacent to the planned sidewalk extension along San Ignacio Avenue (regulatory signage).
   5) Santa Teresa Park entrance at Brookmere (regulatory signage, fencing similar to 2) above).

**Suggested Mitigation Measure:**
Enhance the site plan with 2 peripheral multiuse trails as per the Santa Teresa County Park Master Plan approved by the board of supervisors in April 1992 which identified a future trail alignment (i.e., the Coyote-Alamitos Canal Trail) consisting of two trails connecting the Bernal-Joice-Gulnac Ranch with the Norred Ranch.

5. Disrupt or divide the physical arrangement of an established community?
**Significant Unless Mitigation Incorporated.** My wife and I live on Manila Drive. My wife has never been able to access the Norred trail at the Joyce-Bernal ranch because the Joyce trail is too steep. We used to enter Santa Teresa County Park at the Santa Teresa spring with our dogs and walk on the Coyote Alamitos Canal trail towards San Ignacio Avenue. We would exit the park at Heaton Moor Drive and re-enter it at the Brockenhurst Drive entrance. We were then able to connect to the Norred trail and exit the park at the Joyce Bernal ranch.

My wife has not been able to access the Norred trail since the Coyote Alamitos trail was closed east of the Santa Teresa spring in 2007 and has been forced to revert to walking in the adjacent neighborhood. We know of many neighbors, many of which are seniors like ourselves, who are in the same predicament. The recent opening of the City of San Jose’s Albertson Parkway trail has further exacerbated this situation with more neighbors being unable to enter Santa Teresa County Park with their dogs. Bicycle riders are similarly affected.

**Suggested Mitigation Measures:**
- Remove regulatory signage East of Santa Teresa Spring.
- Remove regulatory signage on vacant field adjacent to the planned sidewalk extension along San Ignacio Avenue south of the Pedro Bernal House.
- Add signage identifying the connection to the Coyote Los Alamitos Canal trail east of the Santa Teresa spring as a multiuse peripheral trail connecting the Santa Teresa spring to the planned sidewalk extension along San Ignacio Avenue.

**C. RESOURCES/PARKS**

*Will the Project:*

6. Be on, within, or near a public or private park, wildlife reserve, or trail (includes those proposed for the future), or affect existing recreational opportunities?

**Significant Unless Mitigation Incorporated.** The Manila Way entrance to the historical area site connects to Albertson Parkway which is listed as a multiuse trail in the City of San Jose Park trail system. Residents approaching the Santa Teresa County Park entrance at the Santa Teresa spring are greeted with a “dogs are not allowed in the historic area” sign. The current site plan also implies that bicycles are not allowed either even though there is no signage to that effect. This results in over 50% of the overall traffic exiting Albertson Parkway being prevented from entering Santa Teresa Park at the Santa Teresa spring entrance, ending up walking or cycling on Manila Drive and heading home on Curie Drive or turning back and retracing their route along Manila Drive.

**Suggested Mitigation Measure** Enhance the site plan with 2 peripheral multiuse trails as per the Santa Teresa County Park Master Plan approved by the board of supervisors in April 1992 which identified a future trail alignment (i.e., the Coyote-Alamitos Canal Trail) consisting of two trails connecting the Bernal-Joice-Gulnac Ranch with the Norred Ranch.

**F. BIOLOGICAL RESOURCES**

*Will the Project:*

1. Affect fish, wildlife, reptiles, or plant life, by [a] change in diversity or numbers or [b] introduction of new species or [c] restrictions to migration or movement or [d] reducing habitat?

**Significant Unless Mitigation Incorporated.** The original site plan dated May 6, 2008 recommended controlling/restricting access to the Coyote Alamitos Canal trail by use of gated fencing and regulatory signage at the following canal entry points:

1) East of Santa Teresa Spring (regulatory signage).
2) At canal bridge south of Pedro Bernal House (regulatory signage, fencing).
3) South of Bernal-Gulnac-Joice Ranch Site (abandoned vehicle, no signage).

These recommendations were dropped from the final site plan after multiple objections from the public but were nevertheless implemented in 2007. Shortly thereafter wild pigs appeared on Heaton Moor Drive and Manila Drive causing thousands of dollars in damage. The root cause of the problem was eventually traced to closure #2 at the canal bridge south of the Pedro Bernal house.

**Suggested Mitigation Measure:** Reopen trail #2 (at canal bridge south of Pedro Bernal House) as this trail closure significantly interferes with longstanding traffic movements of established wildlife in the vicinity of the project site.
**G. TRANSPORTATION**

*Will the project:*

3. **Increase traffic hazards to pedestrians, bicyclists and vehicles?**

**Significant Unless Mitigation Incorporated.**

- The number of pedestrian and bicycle trips in the vicinity of the project would increase significantly because dog owners and bicycle riders exiting Albertson Parkway would be prevented from entering Santa Teresa County park at the Manila Way entrance and would be forced back on to the streets (Curie Drive, San Ignacio Avenue and Heaton Moor Drive to the east and Manila Drive to the west).

- The sole purpose for the widening of Curie Drive appears to be based on an analysis by Hexagon Transportation Consultants, Inc dated January 21 2008 which recommended the installation of a curb and a sidewalk over a length of approximately 630 feet which would increase on-street parking in the immediate vicinity of the project by an additional 40 cars.

There are many areas of significant concern with the current site plan design for Curie Drive as follows:

<p>| | |</p>
<table>
<thead>
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<tr>
<td>1)</td>
<td>No additional on-street parking should be allowed on Curie Drive between San Ignacio Avenue and Manila Way for the following reasons:</td>
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<td></td>
<td>Children are present at most times during the day and parked cars increase the chances of an accident because they would reduce the ability of oncoming traffic to react to an emergency in a timely fashion.</td>
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<td>Widening Curie Drive for the purpose of additional parking would cause serious problems at night when no cars are parked in the street because it would have the potential of turning Curie Drive into a de facto illegal drag strip. The neighborhood has endured a long history of illegal drag racing at night on San Ignacio Avenue. We must make every effort to mitigate the potential for a similar problem on Curie drive.</td>
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<td>Special events are anticipated to occur once or twice per year, which could generate a peak demand of 100 parking spaces. This demand can easily be accommodated by the proposed staging area (40 spaces), Bernal Intermediate (60 spaces), Buck Norred ranch (40 spaces), Bernal-Joyce parking lot (10 spaces) and existing on-street parking on Manila Way and Manila Drive (100 cars).</td>
</tr>
<tr>
<td>2)</td>
<td>The junction of Curie Drive at San Ignacio Avenue is extremely busy especially during commute hours and any obstruction that reduces visibility in the immediate vicinity of Bernal Intermediate must be eliminated at all cost. The current location of the bus drop-off/parking is a serious cause for concern because any buses parked in that location would create hazards for pedestrians and bicyclists traveling on the south side of Curie Drive as well as vehicles exiting the proposed staging area.</td>
</tr>
<tr>
<td>3)</td>
<td>The relocation of the Jacoba Bernal house driveway would create additional hazards because pushing the existing property line back to the garage wall (approximately 25 feet) would make it necessary for vehicles exiting the driveway to reverse at an angle thereby compromising the safety of foot and bicycle users of the new sidewalk and bicycle lane.</td>
</tr>
</tbody>
</table>
Suggested Mitigation Measures:
- The site plan should be revised to eliminate any additional on-street parking on Curie Drive between San Ignacio Avenue and Albertson Parkway.
- Any widening of Curie Drive should be reserved for a sidewalk extension along the project site’s northern boundary, a cycle lane in each direction and, space permitting, a park strip.
- Serious consideration should be given to adding a slight kink or curve to Curie Drive in the immediate vicinity of the Pyzak Ranch to curb speeding as Curie Drive westbound traffic approaches Albertson Parkway. Not only would this curve enhance the safety of the foot and bicycle traffic but it would help retain the existing rural aspect of the immediate vicinity.
- The proposed bus drop-off/parking should be relocated west of the Pyzak ranch.
- The existing Jacoba Bernal house driveway should remain in its current location (parallel to Curie Drive).
- Any redesign of Curie Drive should be modular with an objective to avoid a complete closure of Curie Drive at any time during the construction phase.
- Members of the community should be invited to participate in the design process.

5. Cause increases in demand for existing on or off-street parking because of inadequate parking availability

Significant Unless Mitigation Incorporated.
The Santa Clara County Parks department has a long-standing policy of restricting access to off-street parking on County property (Joyce Bernal & Buck Norred ranch) to park employees and their acquaintances thereby forcing regular park users to use on-street parking.

Suggested Mitigation Measure:
Enforce opening of the proposed staging area (40 spaces) during park hours at a minimum and preferably 24x7.

6. Conflict with adopted policies supporting alternative transportation (e.g. transit, bicycles, walking)?

Significant Unless Mitigation Incorporated. The original site plan dated May 6 2008 recommended controlling/restricting access to the Coyote Alamitos Canal trail by use of gated fencing and regulatory signage at the following canal entry points:

1) East of Santa Teresa Spring (regulatory signage).
2) At canal bridge south of Pedro Bernal House (regulatory signage, fencing).
3) South of Bernal-Gulnac-Joice Ranch Site (abandoned vehicle, no signage).

These recommendations were dropped from the final site plan after multiple objections from the public but were nevertheless implemented with 2 additional Coyote Alamitos Canal access trail closures that were never documented:

4) Vacant field adjacent to the planned sidewalk extension along San Ignacio Avenue (regulatory signage).
5) Santa Teresa Park entrance at Brookmere (regulatory signage, fencing similar to 2) above).
Suggested Mitigation Measure:
Enhance the site plan with 2 peripheral multiuse trails as per the Santa Teresa County Park Master Plan approved by the board of supervisors in April 1992 which identified a future trail alignment (i.e., the Coyote-Alamitos Canal Trail) consisting of two trails connecting the Bernal-Joice-Gulnac Ranch with the Norred Ranch.

1. SAFETY/HEALTH
Will the Project:
7. Increase fire hazard in an area already involving extreme fire hazard?
Significant Unless Mitigation Incorporated.
- The hills immediately south of the project site were set on fire in 2001 and 2005.
- Vandals attempted to set fire to the deck structure at the Santa Teresa Spring 3 times in 2003-2005.
- The original site plan dated May 6 2008 recommended controlling/restricting access to the Coyote Alamitos Canal trail by use of gated fencing and regulatory signage at the following canal entry points thereby substantially increasing an existing extreme fire hazard by prohibiting City of San Jose Fire Department tenders access to Santa Teresa Park
  1) East of Santa Teresa Spring (regulatory signage).
  2) At canal bridge south of Pedro Bernal House (regulatory signage, fencing).
  3) South of Bernal-Gulnac-Joice Ranch Site (abandoned vehicle, no signage).
These recommendations were dropped from the final site plan after multiple objections from the public but were nevertheless implemented with 2 additional Coyote Alamitos Canal access trail closures that were never documented:
  4) Vacant field adjacent to the planned sidewalk extension along San Ignacio Avenue (regulatory signage).
  5) Santa Teresa Park entrance at Brookmere (regulatory signage, fencing similar to 2) above).
- Closure #2 (at Canal bridge south of Pedro Bernal House) prevents fire crews from gaining access to Santa Teresa County Park at Heaton Moor Drive. This entrance was used by fire crews during the 2005 fire.
- Closure #3 (South of Bernal-Gulnac-Joice Ranch Site) is within 100 feet of ground zero for the 2001 fire.
- Closure #5 (Santa Teresa Park Brookmere entrance) prevents fire crews from gaining access to Santa Teresa County Park at Brookmere. This entrance was used by fire crews during the 2001 fire. Fire tenders gained access to the park via the service entrance at the end of Manila Drive (between 386 Manila Drive and 342 St Julie Drive).

Suggested Mitigation Measures:
Engage the City of San Jose Fire Department in the review process to verify that Fire Department personnel have adequate access to the Santa Teresa foothills at Heaton Moor Drive, Manila Drive east of the Santa Teresa spring and Brookmere Drive.
10. Proposed site plan result in a safety hazard (i.e., parking layout, access, closed community, etc.)?

**Significant Unless Mitigation Incorporated.**

- The number of pedestrian and bicycle trips in the vicinity of the project would increase significantly because dogs owners and bicycle riders exiting Albertson Parkway would be prevented from entering Santa Teresa County park at the Manila Way entrance and would be forced back on to the streets (Curie Drive, San Ignacio Avenue and Heaton Moor Drive to the east and Manila Drive to the west).

- The sole purpose for the widening of Curie Drive appears to be based on an analysis by Hexagon Transportation Consultants, Inc dated January 21 2008 which recommended the installation of a curb and a sidewalk over a length of approximately 630 feet which would increase on-street parking in the immediate vicinity of the project by an additional 40 cars.

There are many areas of significant concern with the current site plan design for Curie Drive as follows:

- No additional on-street parking should be allowed on Curie for the following reasons:
  - Children are present at most times during the day and parked cars increase the chances of an accident because they would reduce the ability of oncoming traffic to react to an emergency in a timely fashion.
  - Widening Curie Drive for the purpose of additional parking would cause serious problems at night when no cars are parked in the street because it would have the potential of turning Curie Drive into a de facto illegal drag strip. The neighborhood has endured a long history of illegal drag racing at night on San Ignacio Avenue. We must make every effort to mitigate the potential for a similar problem on Curie Drive.
  - Special events are anticipated to occur once or twice per year, which could generate a peak demand of 100 parking spaces. This demand can easily be accommodated by the proposed staging area (40 spaces), Bernal Intermediate (60 spaces), Buck Norred ranch (40 cars), Bernal-Joyce parking lot (10 spaces) and existing on-street parking on Manila Way and Manila Drive (100 cars).

- The junction of Curie Drive at San Ignacio Avenue is extremely busy especially during commute hours and any obstruction that reduces visibility in the immediate vicinity of Bernal Intermediate must be eliminated at all cost. The current location of the bus drop-off/parking is a serious cause for concern because any buses parked in that location would create hazards for pedestrians and bicyclists traveling on the south side of Curie as well as vehicles exiting the proposed staging area.

- The relocation of the Jacoba Bernal house driveway would create additional hazards because pushing the existing property line back to the garage wall (approximately 25 feet) would make it necessary for vehicles exiting the driveway to reverse at an angle thereby compromising the safety of foot and bicycle users of the proposed new sidewalk and bicycle lane.

**Suggested Mitigation Measures:**

- The site plan should be revised to eliminate any additional on-street parking on Curie Drive between San Ignacio Avenue and Albertson Parkway
- Any widening of Curie Drive should be reserved for a sidewalk extension along the project site’s northern boundary, a cycle lane in each direction and, space permitting, a park strip.
- Serious consideration should be given to adding a slight kink or curve to Curie Drive in the immediate vicinity of the Pyzak Ranch to curb speeding as Curie approaches Albertson Parkway. Not only would this curve enhance the safety of the foot and bicycle traffic but it would help retain the existing rural aspect of the immediate vicinity.
- The proposed bus drop-off/parking should be relocated west of the Pyzak vicinity.
- The existing Jacoba Bernal driveway should remain in its current location (parallel to Curie Drive).
- Any redesign of Curie Drive should be modular and should make every effort to avoid a complete closure of Curie Drive at any time during the construction phase.
- Members of the community should be invited to participate in the design process.

O. PUBLIC SERVICES AND UTILITIES
Will the project:
3. Have an effect upon or increase the need for or alter services in any of the following areas:
   a. Fire Protection
      Significant Unless Mitigation Incorporated.
      - The hills immediately south of the project site were set on fire in 2001 and 2005.
      - Vandals attempted to set fire to the deck structure at the Santa Teresa Spring 3 times in 2003-2005.
      - The original site plan dated May 6, 2008 recommended controlling/restricting access to the Coyote Alamitos Canal trail by use of gated fencing and regulatory signage at the following canal entry points thereby substantially increasing an existing extreme fire hazard by prohibiting City of San Jose Fire Department tenders access to Santa Teresa Park:
         1) East of Santa Teresa Spring (regulatory signage).
         2) At canal bridge south of Pedro Bernal House (regulatory signage, fencing).
         3) South of Bernal-Gulnac-Joice Ranch Site (abandoned vehicle, no signage).
      These recommendations were dropped from the final site plan after multiple objections from the public but were nevertheless implemented with 2 additional Coyote Alamitos Canal access trail closures that were never documented:
         4) Vacant field adjacent to the planned sidewalk extension along San Ignacio Avenue (regulatory signage).
         5) Santa Teresa Park entrance at Brookmere (regulatory signage, fencing similar to 2) above).
      - Closure #2 (at Canal bridge south of Pedro Bernal House) prevents fire crews from gaining access to the hills from Heaton Moor Drive. This entrance was used by fire crews during the 2005 fire.
      - Closure #3 (South of Bernal-Gulnac-Joice Ranch Site) is within 100 feet of ground zero for the 2001 fire.
      - Closure #5 (Santa Teresa Park Brookmere entrance). This entrance was used by fire crews during the 2001 fire. Fire tenders gained access to the park via the service entrance at the end of Manila Drive (between 386 Manila Drive and 342 St Julie Drive).
Suggested Mitigation Measures: Engage the City of San Jose Fire Department in the review process to verify that fire department personnel have adequate park access at Heaton Moor Drive, Manila Drive east of the Santa Teresa spring and Brookmere Drive.
Response to Comment Letter 3 - Roland Lebrun 8/28/09

Response 3-1 At this time the Site Plan does not address future site improvements or uses beyond the project boundary area. However, neighborhood trail access between Brockenhurst Drive and Camino Verde Drive is currently provided by the Norred Trail which is a multi-use trail for bicyclists, hikers, equestrians and dog walkers. The Norred Trail is currently accessed from the Mine Trail or Joice Trail, which are accessible to bicycles, dogs on-leash, and hikers. The Mine Trail can be accessed from the Brockenhurst Drive Entrance which is located at the terminus of Brockenhurst Drive and the Park boundary along San Ignacio Avenue. The Joice Trail can be accessed from the Bernal-Gulnac-Joice Ranch site which is located at the terminus of Camino Verde Drive and the Park boundary on Manila Drive.

In addition, the County Parks Department will consider and implement a future trail to access the Norred trail from the neighborhood. Additional environmental review and site analysis will be required to comply with CEQA prior to development of this new access route.

With respect to the comment regarding the site plan’s potential conflicts with multi-agencies’ plans, the County Parks Department has consulted and sought input from the City of San Jose, the State Office of Historic Preservation, the SCVWD and other agencies throughout the planning and environmental review process. The Santa Clara Valley Water District is the only agency that submitted comments on the plan and IS/MND.

Response 3-2 See Master Response 1.

Response 3-3 See Master Response 2.

Response 3-4 The Santa Teresa County Park Master Plan which was approved by the Board of Supervisors in April 1992, proposed development of several facilities in the “Norred Ranch” area and “Joice Bernal Ranch” area, including two proposed trail routes to connect the two park areas. One route was initially considered along the Santa Clara Valley Water District’s Coyote-Alamitos canal. However, due to many constraints, including property ownership issues, and easement restrictions (also see Master Response 2), the trail routes were not developed.

The County Parks Department, recognizing the community’s desire for a connecting trail between the former Norred ranch site and the Bernal-Gulnac-Joice Ranch site, constructed the Norred trail which parallels the canal and provides a viable connection between the two areas.

Response 3-5 See Master Response 1 and Master Response 3.

Response 3-6 See Master Response 4.
The May 6, 2008 Design Program Document is the draft Final Program Document that was accepted by the County Parks and Recreation Commission on June 4, 2008.
The County Parks Department has not completed any additional revisions to the Program Document since the Commission’s acceptance. The Coyote-Alamitos canal and canal maintenance road are owned by SCVWD, where recreational uses are not permitted on the maintenance road (see Master Response 2). Although the neighborhoods expressed a desire for recreational use of the canal maintenance road, this volunteer trail use is not an authorized trail or part of the County’s trail system. The Design Program document identified existing unauthorized entry points east of Santa Teresa Spring, at the canal bridge south of the Pedro Bernal house, and south of the Bernal-Gulnac-Joice Ranch Site. The Site Plan recommended that unauthorized access be controlled or restricted by use of gated fencing and regulatory signage.

The Site Plan recommends a potential trail route from the project area which would allow trail users to connect to the existing Norred Trail via a potential crossing of the Coyote-Alamitos Canal. The County Parks Department would need to coordinate with SCVWD to secure permission to encroach on their property.

In addition, during the initial phase of implementation the County Parks Department will consider a future trail alignment to access the Norred trail from the neighborhood even though this is outside the project site. Additional environmental review and site analysis will be required to comply with CEQA prior to development of this new access route.

Response 3-7 See Response 3-1 and Master Response 1 & 3. The County Parks Department will consider a future new decomposed granite shared-use pathway to accommodate hikers, dog walkers and bicyclists within the perimeter of the Historic Area.

In addition, during the initial phase of implementation the County Parks Department will consider a future trail alignment to access the Norred trail from the neighborhood even though this is outside the project site. Additional environmental review and site analysis will be required to comply with CEQA prior to development of this new access route.

Response 3-8 See Master Response 2. An access point to the Historic Area is proposed at Manila Way to the Albertson Parkway trail which lies at the northern terminus of Manila Way at Curie Drive.

The County Parks Department will consider a future new decomposed granite shared-use pathway to accommodate hikers, dog walkers and bicyclists within the perimeter of the Historic Area.

Response 3-9 See Response 3-6 and Master Response 3. With regards to feral pigs, feral pig management is not the responsibility of the County Parks Department; however, there are existing programs with the California Department of Fish and Game because feral pigs are considered wildlife and as such are under the Department of Fish and Game’s jurisdiction.
The City of San Jose Animal Care & Services Division developed a brochure to provide residents living in proximity to wildlands and open space with information about feral pigs and suggestions for protecting private property. A copy of the brochure is available through Animal Care & Services Division at www.sanjoseanimals.com.

Response 3-10 An access point to the Historic Area is proposed at Manila Way to provide access connections to the Albertson Parkway trail which lies at the northern terminus of Manila Way at Curie Drive.

The County Parks Department will consider a future new decomposed granite shared-use pathway to accommodate hikers, dog walkers and bicyclists within the perimeter of the Historic Area.

Response 3-11 See Master Response 4.

The proposed street improvements on Curie Drive at San Ignacio Avenue was requested by the City of San Jose to address long standing operational and safety concerns along Curie Drive. In order to alleviate these concerns, the City of San Jose has required that street improvements match the existing developed roadway sections west of the project site and to be constructed in conjunction with the implementation of the site plan. The County Parks Department will collaborate with the City of San Jose Transportation Department regarding the design details during the design development phase once the project is funded for implementation.

Currently parking is not allowed along the south side of Curie Drive. The County Parks Department is not recommending that parking be allowed after street improvements are completed, and will discuss on-street parking concerns in the future with the City of San Jose. On-street parking issues including regulatory signage are under the City of San Jose's jurisdiction.

The County Parks Department will forward your comments and concerns on to the City of San Jose.

Response 3-12 Comment Noted. The County Parks Department will forward your comments and concerns on to the City of San Jose.

Response 3-13 See Response 3-11. The County Parks Department will forward your comments and concerns to the City of San Jose.

Response 3-14 See Response 3-11. The County Parks Department received permission from Oak Grove School District to use Bernal Intermediate School parking lot for overflow parking for special events which may occur in the Historic Area once or twice per year. These special events are usually held during daytime hours on a weekend day.
Response 3-15  The County Parks Department has consulted with the City of San Jose Department of Transportation on the proposed location of the bus drop-off/parking area, where this proposed amenity is appropriate for the site and not a visual hazard. However, the County Parks Department will consult with the City on the exact location of the bus stop during the design development phase once the project is funded for implementation.

The County Parks Department will forward your comments and concerns to the City of San Jose.

Response 3-16  The County Parks Department will consider ingress and egress issues from the site during the design development phase of the project. In addition, the community will be provided additional opportunity to review the design and construction documents during the design development phase.

Response 3-17  The County Parks Department is addressing the hours of site access when the entry gate to the Bernal-Gulnac-Joice parking area is open.

The proposed staging area/parking lot in the project area will be open during regular park hours which are between 8:00 am and sunset seven days a week.

Response 3-18  See Response 3-6.

Response 3-19  Comment Noted.

Response 3-20  Comment Noted.

Response 3-21  See Response 3-6 and Master Response 3.

The County's field emergency response plans, developed in coordination with other local emergency response agencies, include designated primary access for emergency response vehicles. Primary access is based in part on the size and weight of emergency response vehicles. In an emergency, alternate access would be permitted. In the event of a fire at Santa Teresa County Park, San Jose Fire Department and CalFire would respond. San Jose fire station number 35 is located on Poughkeepsie Road and serves as the nearest fire station for the Historic Area.

Response 3-22  See response 3-10 and Master Response 2.

Response 3-23  See Response 3-11.

Response 3-24  See Response 3-11 and 3-14.

Response 3-25  See Response 3-15 and Master Response 4

Response 3-26  See Response 3-16 and Master Response 4

Response 3-27  Comment Noted.
Response 3-28  Comment Noted. See Response 3-12.

Response 3-29  See Response 3-6, 3-12 and Master Response 3.

Response 3-30  Suggested mitigation measures were evaluated and to the extent that they relate to the project area and are feasible, will be considered during the project’s design development phase.
Summary of Public Comments Received at
Public Meeting for Draft Initial Study/Mitigated Negative Declaration for Santa
Teresa County Park Historic Area Site Plan - August 11, 2009

Santa Teresa Golf Club
Bernal Road
San Jose California

Attendees – Rachel Santos, Planner, Santa Clara County Open Space Authority; Shirin Darbani, representative from San Jose City Council Member Ash Kalra’s office, District 2; Parks staff (Jane Mark, Senior Planner; Kim Brosseau, Planner III; Marc Violette, Park Ranger – Coyote Hellyer Unit; Ian Champeny, Real Estate division; Antoinette Romeo, Planner III/Project Manager); Alyce Maclise; Roland Lebrun; Ronald Horii; Rich Parker; Al & Maureen Kluska; Michael Boulland; Kitty Monahan

Speakers from the Public Meeting:

Kitty Monahan (New Almaden resident)

- Question about the Mitigation Monitoring Table and whether there are additional details on the potential environmental impacts in the document.
- Did the consultant assist in the preparation of the CEQA documents.
- Has the Santa Clara Valley Water District provided comments yet?
- Manila Way – the City of San Jose may incorporate markings in the sidewalk which lead visitors from Albertson Parkway to the historic area.

Michael Boulland (New Almaden resident)

- Under Section C. - Resources and Parks
  - Agricultural Resources are not being addressed whereby community gardens are not included in the plan – It should be a significant impact as victory gardens were historically on the site and they are not being addressed as an existing ag operation, i.e. Pyzak, the Pedro Bernal house and other residents on in the area had home gardens.
  - Community Gardens not being addressed or included in plan
  - Lack of inclusion (of community gardens) in plan should be a significant impact and mitigation measure should be to include gardens particularly community gardens in plan.
- Under Section G, page 33 – Transportation
  - Transportation should be a significant impact
  - Pyzak house (Jacoba Bernal Fisher house) fencing issue - can the fencing be moved back now?
  - Street improvements along Curie should be high priority and not wait till entire plan is implemented, should be done in advance. What is the timeline to improve the street?
  - Safe routes to school concern - Street improvements/widening on Curie could provide safer route to Bernal school.
• Under Section O – Public Services and Utilities
  o Trash collection – Trash blows from the school and piles up outside the park
    fence along San Ignacio Avenue

• Under Section L – Aesthetics, #2, #4, #6 – should be significant unless mitigated
  o Mothballing Pyzak house is not aesthetically pleasing
  o Existing fence for the Pyzak house along Curie Drive obstructs scenic views
  o Mothballing should include roof repairs
  o The deteriorated Johnson house building at the Buck Norred ranch is not
    attractive and should be preserved.

Roland Lebrun (Santa Teresa resident)
• At least fix the roof (Pyzak house) to prevent leakage into the house. Mothballing
  is not sufficient.
• Some program elements in the initial Site Plan dated May 6, 2008 did not get
  incorporated into the final plan. Felt some of the program elements have been
  implemented but are no longer part of the plan. Will these program elements
  which have been implemented be undone after the plan is approved?
• Restricting/controlling access to the (Coyote Alamitos) Canal trail
  o Gated fencing was installed (behind Pedro Bernal house) which limits
    access to canal trail. The Water District informed him that there was no
    problem with allowing trail access and use (along the canal).
  o Regulatory signage posted to stop trail access.
  o Access points blocked off particularly at Heaton Moore Drive and the
    Bernal-Joice-Gulnac ranch, this is a safety/fire hazard as fire trucks don’t
    have access to the hills and bicycle riders coming down the hill are
    prevented from riding down to the street.
• Access to Norred trail incompatible for the elderly and people with disabilities –
  trail access (Joice and Mine trails) is too steep.
• The site plan does not provide access to the historic area for people with dogs and
  bicycles.
• Feral Pigs coming down the hill–
  o Concern that pigs will tear up the area after the site plan is developed.
  o Since Parks blocked off access to trail (canal trail), pigs have moved into
    the neighborhood and are damaging property
• Tax payer dollars are being used to purchase lands in the foothills and the Park
  Residence program is expanding but trails are being closed.

Alice Maclise (Santa Teresa resident)
• Clarification on whether mitigation measures identified in the IS/MND for nesting
  birds, e.g. surveys, and replanting native/endangered plants have been successful.
  o The mitigation monitoring plan identifies mitigation measure regarding
    relocation of special status plants, has this been used in the past and was it
    successful.
  o The mitigation monitoring plan identified mitigation measures regarding
    nesting birds – are the surveys effective and do the birds return.
Mike Boulland (New Almaden resident) & Roland Lebrun (Santa Teresa resident)

- Under section O - Public Services and Utilities -
  - need additional police protection for Pyzak house
  - need to provide added on-site security for Santa Teresa spring and Pyzak house.

Mike Boulland (New Almaden resident)

- Under Section F - Bio Resources –
  - The maintenance staff cuts down or removes existing shrubs around the Santa Teresa Spring.
  - Consider security/visibility issues when selecting shrubs/plant materials, particularly plant height.

Alyce Maclise (Santa Teresa resident)

- What is the selection process for the plants used for the landscaping?
- Future opportunity for public input in selection of plants and materials for site plan improvements

Rich Parker (Santa Teresa resident)

- What is the phasing for the development of the site plan?

Ronald Horii (Santa Teresa resident)

- Will the County look for outside funding and partners for the site plan implementation?
- Grassland Restoration is a good idea but will non-native grasses be killed off in order to plant native grasses? Where will irrigation water come from – the Spring?
Response 4A-1 The Draft Initial Study/Mitigated Negative Declaration (IS/MND) identified and analyzed all potential impacts to the environment as a result of implementation of improvements in the Santa Teresa County Park Historic Area Site Plan (Site Plan). This evaluation identified potential impacts in the following areas: Geologic, Resources/Parks, Sewage/Water Quality, Water Supply/Drainage/Flooding, Biological Resources, Transportation/Traffic, Safety/Health, Air Quality, Aesthetic, Historical/Archaeological, Public Services/Utilities and Noise. These impacts will be avoided or mitigated to less than significant levels by avoidance or implementation of mitigation measures. The IS/MND and the Mitigation Monitoring and Reporting Plan Table includes proposed mitigations, mitigation measures, and responsible persons for carrying out these measures.

Response 4A-2 Bellinger Foster Steinmetz, the project consultant who assisted the County Parks Department with the development of the site plan also assisted in the preparation of the CEQA documents. In addition, the Parks Department utilized technical reports prepared by David J. Powers & Associates, Carey & Co. Inc. Architecture, Holman Associates Archaeological Consultants, H.T. Harvey & Associates, and Hexagon Transportation Consultants, Inc. for the preparation of the IS/MND.

Response 4A-3 The Santa Clara Valley Water District provided comments on September 11, 2009.

Response 4A-4 Comment noted. The Site Plan proposes directional and wayfinding signage from the Historic Area to the Albertson Parkway. In addition, Albertson Parkway provides signage regarding the historic area and directs trail users to the Historic Area’s access point north of Manila Way.

Response 4B-1 There are no existing agricultural uses/resources on the site. Whereas previous owners operated the site as a ranch and had home gardens, these uses do not currently exist at the site. The Site Plan proposes an ornamental garden and herb/vegetable garden containing historically relevant plants as part of the visitor center complex. However, the future garden spaces are not intended to be operated as community gardens, which would require additional resources. The visitor center and associated gardens were analyzed at a program level in the IS/MND and will need additional project-level CEQA analysis when the project is implemented.

Response 4B-2 In regards to comment related to transportation as a significant impact, the Traffic and Parking Study prepared by Hexagon Traffic Consultants, Inc. did not indicate an increased level of service that would require additional traffic calming measures or other modifications to the proposed site plan improvements.

Response 4B-3 In regards to the comment to relocate the existing fencing along Curie Drive, the County Parks Department will move the fencing when a new shared-use pathway is identified and developed within the perimeter of the Historic Area along Curie Drive prior to completing the long-range street improvements identified in the Site Plan.
Response 4B-4 Once the project is funded for implementation, the County Parks Department will collaborate with the City of San Jose Transportation Department regarding the design details for the Curie Drive street improvements during the design development phase. The anticipated timeline for completing the street improvements will depend on the availability of capital development funds that the County Parks Department would be able to recommend towards the Site Plan implementation as part of the annual Capital Improvement Program (CIP) budget and approval by the Board of Supervisors.


The Site Plan recommends planned improvements on Curie Drive that includes widening of the roadway to correspond to existing street widths on the developed side of Curie Drive, accommodate a bus drop-off/parking area for two buses, driveways, and pedestrian sidewalk improvements.

Prior to the implementation of the long-range planned roadway improvements, the County Parks Department will identify, evaluate and develop a new, shared-use pathway for pedestrians and bicyclists within the perimeter of the Historic Area to provide an additional recreational trail experience and an alternate non-motorized route to the vehicular roadway along Curie Drive. The County Parks Department would need to complete additional site evaluations to identify the specific alignment of the shared-use pathway within the Historic Area.

Response 4B-6 Comment noted. The County Parks maintenance staff will be informed of trash debris that may enter the Historic Area, resulting from the City’s trash collection in the neighborhoods.

Response 4B-7 Comment noted.

Response 4B-8 Comment noted. The fence provides privacy and security for the Jacoba Bernal (Pyzak) house. The fence would need to be relocated in order for the County Parks Department to implement the proposed shared-use pathway within the perimeter of the Historic Area along Curie Drive. See also Response 4B-3.

Response 4B-9 The structural integrity of the Jacoba Bernal (Pyzak) house is compromised such that the supporting walls would not sustain roof repairs at this time. In 2008 a comprehensive assessment of the Jacoba Bernal house and garage was completed in order to evaluate the structural integrity of the structures and completed various improvements with the intent of preparing the structures, which included roof repairs, for continued staff occupation through the Parks Residence Program. This assessment included an evaluation by an architect specializing in historic structures. The assessment and evaluation determined that the house, and to a lesser extent the garage, had sustained major damage throughout. In order to prevent further damage, the County Parks Department proceeded with securing the house to stabilize and protect its current condition. This stabilization process was detailed in the September 30, 2008 memo which was distributed to residences within 300 feet.
of the property and other interested parties. The County Parks Department has
covered the roof in order to prevent further damage and has made security
provisions for the house including boarding the windows, alarming the house, with
regular patrols by Parks’ Operation staff and San Jose Police Department.

Response 4B-10 The Johnson House building at the Buck Norred Ranch is not part of the proposed
project area or site plan improvements. Historic structures within the project area
include the “L” shaped barn, the Pedro Bernal house, and the Jacoba Bernal Fisher
(Jacoba Bernal) house and garage. The Johnson House building could be evaluated
as part of the County Parks Department’s system-wide evaluation of unused
structures that will identify future rehabilitation, restoration or other action for
historic and other structures.

Response 4C-1 See Response 4B-9.

Response 4C-2 The May 6, 2008 Design Program Document is the draft Final Program Document
that the County Parks and Recreation Commission accepted on June 4, 2008. No
additional revisions have been made to the program elements in the site plan since
the Commission’s acceptance. The Design Program document identified existing
unauthorized entry points located east of Santa Teresa Spring, at the canal bridge
south of the Pedro Bernal house, and south of the Bernal-Gulnac-Joice Ranch site
and recommended that unauthorized access be controlled or restricted by use of
gated fencing and regulatory signage. The commenter refers to the County Parks
Department’s operational closure of unauthorized entry points and volunteer trails.
Implementation of these project goals is necessary to address park boundary and
liability issues associated with unauthorized trail use.

Response 4C-3 The May 6, 2008 Design Program Document is the draft Final Program Document
that the County Parks and Recreation Commission accepted on June 4, 2008. No
additional revisions have been made to the program elements since the
Commission’s acceptance. The Coyote-Alamitos canal and canal maintenance road
are facilities owned by SCVWD, and recreational uses are not permitted on the
District’s maintenance road (see Master Response 2). The County Parks Department
acknowledges the neighborhood’s desire to access and use the canal maintenance
road, but the maintenance road is not an official trail or part of the trail system at
Santa Teresa County Park. The Design Program document identified existing
unauthorized entry points located east of Santa Teresa Spring, at the canal bridge
south of the Pedro Bernal house, and south of the Bernal-Gulnac-Joice Ranch Site
and recommended that unauthorized access be controlled or restricted by use of
gated fencing and regulatory signage.

The Site Plan recommends a potential trail route from the Historic Area which
would allow trail users to connect to the existing Norred Trail via a potential
crossing of the Coyote-Alamitos Canal as circumstances may change in the future
allowing use of this feature.

In addition, the County Parks Department will identify, evaluate and implement a
new shared-use pathway to access the Norred trail from the neighborhood.
Additional environmental review and site analysis will be required to comply with CEQA prior to development of this new access route.

Response 4C-4 The County Parks Department’s field emergency response plans, developed in coordination with emergency response agencies, include designated primary access routes for emergency response vehicles. Primary access is based in part, on the size and weight of emergency response vehicles. In an emergency, alternate access points and routes would be permitted. In the event of a fire in Santa Teresa County Park, San Jose Fire Department and CalFire would respond. San Jose Fire Station number 35 located on Poughkeepsie Road is the nearest fire station to the Historic Area.

Response 4C-5 Due to the steep terrains in Santa Teresa County Park, there may be existing developed trails that do not accommodate the full range of trail users, such as the elderly and persons with disabilities. The County Parks Department will re-evaluate the trail user experience and access provided by the Mine trail and Joice trail, which currently provides access to the Norred trail, and how the new shared-use pathway may provide better access to user groups.

Response 4C-6 See Master Response 2.

Response 4C-7 See Response 4C-3 and Master Response 3.
The County Parks Department’s Natural Resource Management Program has addressed problems and damage resulting from feral pigs at Santa Teresa County Park and other County parks. Feral pigs are considered wildlife and as such are under California Department of Fish and Game’s jurisdiction. If pigs become a public safety issue once the historic area is opened to the public, Park Rangers will work with the California Department of Fish and Game for guidance to address the pigs.

The City of San Jose Animal Care & Services Division developed a brochure for residents living in proximity to wildlands and open space with information about feral pigs and suggestions for protecting private property. A copy of the brochure is available through Animal Care & Services Division at www.sanjoseanimals.com under wildlife.

Response 4C-8 Comment noted.

Response 4D-1 Based on the County Parks Department’s past experience, relocation of native plant species has been successful on other projects. Another successful technique for native plant restoration is the use of native plants grown in a nursery, often from seeds collected from the project site. The County Parks Department practices avoidance first, such that public access and trails would be relocated to avoid an endangered plant. If avoidance proves infeasible, the appropriate regulatory agency would be consulted to determine if the plant could be relocated and identify specific measures/techniques that would be implemented to ensure their survival.
Response 4D-2  Bird surveys are typically done prior to construction to determine if nesting birds are in close proximity to the construction site and would be disturbed by construction activities. If active nests are located, construction activities would be suspended until the end of the nesting period. It has been known that birds return to the site after construction has been completed.

Response 4E  The County Parks Department has made security provisions for the Jacoba Bernal (Pyzak) house that includes boarding windows, alarming the house and regular patrols by Parks’ Operations staff and San Jose Police Department.

Response 4F-1  County Parks Maintenance staff trims or removes vegetation around Santa Teresa Spring for fire prevention and security purposes.

Response 4F-2  For visibility and security purposes, shrubs and plant materials, particularly those located along the perimeter of the site are proposed to be low-growing, drought tolerant/low maintenance, and where applicable, historically relevant species. The proposed planting plan, planting list and other design details will be developed when the project is funded. At that time, the County Parks Department will prepare design and construction documents during the project implementation phase and seek additional community review and input on the landscaping plan.

Response 4G-1  Plant selection usually occurs when the County Parks Department prepares the design and construction documents during the project implementation phase. The proposed planting plan, planting list and other design details will be developed when the project is funded. At that time, the County Parks Department will prepare design and construction documents during the project implementation phase and seek additional community review and input on the landscaping plan.

Response 4G-2  The community will have an opportunity to review and comment on the proposed planting plan, planting list and other design details when the County Parks Department prepares the design and construction documents during the project implementation phase. See Response 4G-1.

Response 4H-1  Once the County Board of Supervisors approves the project, the Site Plan project can be considered for funding as part of the County Parks Department’s annual Capital Improvement Program (CIP) budgeting process. If future funding is approved for the project, the County Parks Department will initiate the implementation of the Santa Teresa County Park Historic Area Site Plan project as part of the CIP work plan for the fiscal year.

Response 4I-1  The County Parks Department would seek potential partnerships and grant funding opportunities to implement the site plan.

Response 4I-2  There are several techniques to remove or control non-native grasses. The most appropriate method will be determined when the County Parks Department prepares the design and construction documents during the project implementation phase. The Parks Department anticipates using water from Santa Teresa Spring for landscaping irrigation. There is an existing water pipe from the Spring which was
used for irrigation by the property owner when the property was in private ownership.
Comments on Santa Teresa County Park Historic Area, Draft Initial Study/Mitigated Negative Declaration dated July 2009

My name is Lynne Paulson and I am a board member of Santa Teresa Foothills Neighborhood Association. We appreciate the dialogue that has taken place with the Parks Department regarding Santa Teresa Foothills Neighborhood Association concerns via meetings and emails. We also acknowledge and appreciate that the documents reference a potential future trail connection through the project area to the Norred Trail. However, we have unresolved concerns. These include:

Section II. Project Description
The project falls short in these features:
- The project area was acquired in part with $900,000 Open Space Authority funds allocated for the City of San Jose. These funds were acquired from taxpayers who eagerly awaited the ability to use the additional park land obtained with their support. We are now discouraged to be told that, "While Santa Teresa County Park is adjacent to a neighborhood, it is not a neighborhood park, and as a historic area, cannot fulfill the functions of a traditional neighborhood park." We now understand that the rules governing historic areas limit use by certain groups. We encourage the Commission to revisit these rules. We believe that the rules can be modified to allow a greater number of users without detracting from the experience of a historic area. Our vision is that the project area be inclusive rather than exclusive. We would like to see the historic area be a vibrant, dynamic area with both local and more distant visitors.
- Comments on interpretive signs for the project area have been rejected. The request was to include interpretive information/experiences for natural features such as wildlife, plants, trees and geological points of interest. This information could be integrated with the overall historic and cultural themes for the project area. The people who used the park historically relied on the natural resources located there and this is an important part of the story.
- Another underlying concern is a perception that public comments are recorded but that they are not frequently accepted. There should be a measurement of what % of public comments has any impact on the project plan.

Section III Initial Study – Environmental Evaluation Checklist for Santa Clara County
Subsection A. Land Use/General Plans
Item # 3.f Conflict with special policies – San Jose
As referenced previously, the project area was acquired in part with Open Space Authority funds allocated for the City of San Jose. The City of San Jose has a Green Vision including the development of more pedestrian and bicycle trails and
the proposed project plan should be more consistent with that vision. This could be done by designing full use pedestrian and bicycle trails within the project area and immediately adjacent to it.

Subsection C. Resources/Parks
Item #6 Affect on existing recreational opportunities
The proposed project will have a significant impact on existing recreational opportunities. The park as a whole including this site is currently used by hikers, bicyclists, dog walkers, etc. The currently proposed mitigation does not incorporate public comment to the optimal extent. Issues with park access points, trail connections and opportunities for alternate pathways for bicyclists and dog walkers should be addressed.

Subsection F. Biological Resources
Item #1 Affect on wildlife habitat
The documents state that the Santa Clara County Parks Department has the right to reduce the normal 50 ft buffer around nests of migratory birds. We believe this is an inadvertent error since no qualifying comments are included with the statement. The project plan should require consultation with the California Department of Fish & Game if reduction in the size of the buffer is considered.

Subsection G. Transportation
Item #3 Increase in traffic hazards to pedestrians, bicyclists and vehicles
Manila & Curie Drive and Heaton Moore are popular avenues for pedestrian and bicycle use. We do not see enough regard for the safety of pedestrians and bicyclists in the plans for nearby streets where increased traffic including bus usage is expected. We request that safe pathways be established for pedestrians and bicyclists including protection measures at intersections and streets adjacent to the project area.

Item #5. Inadequate project parking
The parking lot at the Bernal Gulac Joice Ranch site at the end of Camino Verde drive has restrictive availability. This parking lot as well as the new parking lot should have adequate hours that are responsive to community and visitor needs.

In conclusion, in June 2008 we requested an on-site meeting as we thought this could facilitate a better understanding of our comments and lead to potential resolution. However, this request was denied and all of our on-site meetings have been held only amongst ourselves. We appreciate that this project is being prepared for public education and enjoyment of the natural, scenic, cultural and historic resources of the site. However, we ask that you as Commissioners help facilitate resolution of public comments on this proposed project.

Lynne Paulson email LCPaulson@comcast.net
Santa Teresa Foothills Neighborhood Association
Response 5-1

See Master Response 4.

Commenter sought the County Parks Department’s review and modification of existing Park Ordinances that allow the County to protect sensitive habitats and cultural resources within historic areas/sites. The County Parks Department enforces Ordinance Sec. B14-42.2; Sec. B14-42.1; and Sec. B14-34.1, whereby pets and bicycles are typically not permitted in historic areas/sites due to the cultural and historic resources.

To address the commenter and the community’s request for additional recreational trail uses within the historic area, the County Parks Department recommends a new pathway within the park’s northern boundary along Curie Drive to accommodate pedestrians, bicyclists and dog walkers. This new, shared-use pathway for pedestrians, dogs on-leash and bicyclists is intended to provide an additional recreational trail experience and an alternate non-motorized route to the vehicular roadway along Curie Drive. The Parks Department would need to complete additional site evaluations to identify the specific alignment and connections of the shared-use pathways within the Historic Area.

The County Parks Department acknowledges use of $900,000 of Santa Clara County Open Space Authority funds for the acquisition of properties which make up the project area. Funds were used for the 2002 purchase of the Pyzak property, one of several properties purchased to complete the Santa Teresa County Park Historic Area that has been incorporated into Santa Teresa County Park.

In regards to a comment related to the term “neighborhood park,” the terminology was intended to clarify how a traditional city park often provides more intensive and organized recreational uses such as soccer fields, tot lots, and other amenities. For historic areas/sites found in existing County Parks, the County Parks Department would protect and preserve historic, cultural and archaeological resources for public experience, education and enjoyment, such that public access to these facilities for interpretive programs and low-impact recreational uses are provided to avoid impacts to these resources.

The Santa Teresa Historic Area is intended to integrate with Santa Teresa County Park which includes the following features identified in the Project Description of the IS/MND:

- Water-theme feature which would tie the Historic Area to the rest of the park which has water features such as Santa Teresa Spring, other springs and seeps, intermittent streams, perennial creeks and seasonal ponds;
- Pedestrian trail which integrates uses between the Bernal-Gulnac-Joice Ranch Site and the Historic Area;
- Oak woodland and native grassland restoration areas which would integrate with the park’s mixed oak woodlands on the north-facing slopes;
- Riparian tree plantings along the vegetated bio-swale in the Historic Area, which would integrate with the existing California bay-oak riparian forest which is
another distinct plant community within the park, typically found along the streams within the park;

- Period-specific, flowering and drought-tolerant perennials and shrubs that would relate to the park’s cultural and historic landscape;
- Ornamental fruit trees within the Historic Area would relate to the future orchards that will be designed and developed between the two sites along Manila Drive;
- Interpretive displays and panels, wayfinding and directional signage that will integrate into other areas of the park and park trailheads;
- “Potential trail route if connection to the Norred Trail becomes possible in the future,” This potential trail would connect to an existing trail within the park and provide a third access point to park trails.

Response 5-2

The comment related to additional interpretive signs for the project area which relates to natural features is not an environmental concern. However, it is anticipated that interpretive information and experiences related to natural features and to the use of native plants and animals by peoples who historically inhabited the area, such as the Ohlone, will be included in the interpretive plan which will be developed for the Historic Area. For example, the site plan proposes historically relevant plantings such as an herb vegetable garden in the Californio zone, and water theme elements throughout the site which reflect the importance and use of the spring (water). In addition, the Oak woodland and native grass restoration areas serve an interpretive function and potential material resources for hands-on demonstrations regarding the use of native grasses and acorns by the Ohlone.

Response 5-3

The County Parks Department considered all comments received in the site planning and environmental review process and, where feasible, incorporated the community’s suggestions into the site plan. As a result of public input, the bus drop-off/parking area was relocated from the west side of the Jacoba Bernal (Pyzak) house driveway to the east side of the driveway in order for school groups using the buses to be closer to the entrance of the parking lot/staging area, and a new access point to the Historic Area at Manila Way was incorporated into the site plan. This entry point located at the southern terminus of Manila Way provides a visual connection to the recently constructed Albertson Parkway trail which terminates at the intersection of Manila Way and Curie Drive.

In addition, at the request of the residents from the surrounding neighborhood, the County Parks Department will install fencing to restrict access at the existing entry point on Manila Drive below Santa Teresa Spring to prevent undesirable activities in the evenings.

Response 5-4

See Master Response 1.

Response 5-5

See Master Response 2.

Response 5-6

The County Parks Department’s Natural Resource Management staff typically consults with California Department of Fish and Game (CDF&G) and other agencies on protocols to protect sensitive and endangered species. CDF&G
generally accepts a 50’ radius buffer around active passerine and non-passerine bird nests, and allows Parks Resource Management staff discretion to reduce or expand the buffer area depending on the specific circumstances. These discretionary adjustments are typically only granted after consultation with CDF&G.

Response 5-7
See Response 5-1 and Master Response 4.
In regards to comments related to traffic hazards to pedestrians, bicyclists and vehicles on Manila Drive, Curie Drive and Heaton Moore, the Traffic and Parking Study prepared by Hexagon Traffic Consultants, Inc. did not indicate an increased level of service that would require additional traffic calming measures or other modifications to the proposed site plan improvements.

The proposed street improvements on Curie Drive and San Ignacio Avenue was requested by the City of San Jose to address long standing operational and neighborhood safety concerns along Curie Drive. In order to alleviate these concerns, the City of San Jose required that street improvements match the existing developed roadway sections west of the project site and to be constructed in conjunction with the implementation of the site plan. The County Parks Department will collaborate with the City of San Jose Transportation Department regarding the design details during the design development phase once the project is funded for implementation.

Response 5-8
In regards to comments related to inadequate on-site parking, the Traffic and Parking Study prepared by Hexagon Traffic Consultants, Inc. evaluated the proposed parking area for the historic site and did not indicate that additional parking would be needed to accommodate the anticipated park visitors to the developed site.

Currently, the City of San Jose does not allow on-street parking along the south side of Curie Drive. The site plan does not recommend on-street parking after street improvements are completed. On-street parking issues including regulatory signage are under the City of San Jose’s jurisdiction. The County Parks Department will forward these comments and concerns to the City of San Jose.

The regular park hours of operation for the existing Bernal-Gulnac-Joice Ranch site and the future developed historic site are 8:00 am until sunset seven days a week.

In regards to the current access to the parking lot at the Bernal-Gulnac-Joice Ranch site, the County Parks Department will review the resources and staff availability for hours of site access when the entry gate to the parking area is open. The commenter refers to the County Parks Department’s operational closure of unauthorized entry points and volunteer trails. Implementation of these project goals is necessary to address park boundary and liability issues associated with unauthorized trail use.

Response 5-9
The County Parks Department met with the commenter and president of the Santa Teresa Foothills Neighborhood Association on February 6, 2009 at the County Parks Administration building to better understand concerns and comments from the...
association. As a result of that meeting, issues regarding access to the park and park trails, security of the site as it currently exists, interpretation of the park’s natural resources, limited trail access/uses in Historic Area, County Parks Department coordination efforts with the City of San Jose regarding Albertson Parkway, the community’s desire to extend the proposed City of San Jose’s Coyote-Alamitos Cana Trail project through Santa Teresa County Park, environmental constraints in and adjacent to the Historic Area, and additional future opportunities for public input and comment were addressed and clarified. In addition, the association representatives were provided a copy of the Draft Final Site Plan in advance of the public distribution. The Draft Final Site Plan provided details on the design elements including a potential trail route from the site to the existing Norred trail.
Summary of Public Comments Received at Parks and Recreation Commission Meeting – September 2, 2009

Public comments:

Lynn Paulson, Board Member of Santa Teresa Foothills Neighborhood Assoc., (A)
• Commenter reiterated her concerns from her written submission to the Clerk and staff. See Comments letter 5.

Roland Lebrun (B)
• Commenter highlighted three of the twelve areas of concern previously identified in written comments submitted on August 28, 2009. See Comment letter 3.
• Commenter felt that information provided in the initial study did not address issues he raised in his comment letter and as a result an EIR should be prepared per CEQA guideline 15064.3.

Kitty Monahan (C)
• Commenter requested inclusion of a horse “element” in the site plan to allow horses on the site as part of an annual event such as Fandago.
• Commenter requested to provide equestrian trailer access and parking in the proposed parking lot/staging area.
• Comment regarding equestrian use of proposed trail link to Norred trail from the project site.

Mike Boulland (D)
• Commenter requested to ensure the Jacob Bernal House, a historic structure, is maintained to prevent further deterioration.
• Commenter requested that the Coyote-Alamitos canal be acquired by the Parks department, and CEQA plan should have a long range effect.

Ed Jackson (E)
• Comment regarding graffiti on canal and vandalism at Santa Teresa Spring.
• Commenter requested dog and bike access within the park along Manila Drive and Manila Way.
Responses to Public Comments at the Santa Clara County Parks and Recreation Commission Meeting, September 2, 2009. Official meeting minutes for the September 2, 2009 County Parks and Recreation Commission meeting are contained in the Commission Agenda for the November 4, 2009 meeting available through the County Office of the Clerk of the Board.

Response 6A-1 Commenter reiterated her concerns from her written submission to the Clerk and staff. See Comment letter 5 and Response to Comment Letter 5.

Response 6B-1 Commenter highlighted three of the twelve areas of concern previously identified in written comments submitted on August 28, 2009. See Comment letter 3 and Response to Comment Letter 3.

Response 6B-2 California Environmental Quality Act (CEQA) guidelines (Section 15602g, 15604b, d) define a significant effect on the environment as a substantial adverse change in the physical conditions which exist in the area affected by the project. CEQA also states that that determination is made by the lead agency based upon substantial evidence in the record (Section 15604f). The Initial Study prepared for the project evaluated the potential effects of the proposed project and based on substantial evidence in the record, the County Parks Department, the lead agency under CEQA, determined that the project as mitigated would not have a substantial adverse impact on the environment. These findings were based, in part, on the Existing Setting and Constraints Report which includes the Biotic Constraints Report, Archaeological Literature Review, Historic Resources Constraints Analysis, and Transportation Constraints Analysis.

The County Parks Department considered the comments submitted by the commenter and determined that there is no supporting evidence that the project would have a significant effect on the environment (Section 15604 f; 21082.2).

Response 6C-1 As part of the Department’s special events and interpretive programs, horses may be permitted to participate.

Response 6C-2 Comment noted.

Response 6C-3 See Master Response 2

Response 6D-1 In 2008 a comprehensive assessment of the Jacoba Bernal house and garage was completed in order to evaluate the structural integrity of the structures and completed various improvements with the intent of preparing the structures for continued staff occupation through the Parks Residence Program. This assessment included an evaluation by an architect specializing in historic structures. The assessment and evaluation determined that the house, and to a lesser extent the garage, had sustained major damage throughout. In order to prevent further damage, the County Parks Department proceeded with “mothballing” the house to stabilize and protect its current condition. This stabilization process was detailed in the September 30, 2008 assessment. The County Parks Department has covered the roof in order to prevent further damage and has made security provisions for the

Santa Clara County Parks and Recreation Department
Santa Teresa County Park Historic Area Site Plan
Final Initial Study/Mitigated Negative Declaration December 2009
house including boarding the windows, alarming the house, with regular patrols by Parks’ Operation staff and the San Jose Police Department.

In addition, the County Parks Department will evaluate future recommendations for this historic house as part of the system-wide unused structures inventory project which will include historic structures within County parks.

Response 6D-2  Comment noted. Also see Master Response 3.

Response 6E-1  Comment noted.

In addition, the County Parks Department will consider a future new decomposed granite shared-use pathway to accommodate hikers, dog walkers and bicyclists within the perimeter of the Historic Area. An access point to the Historic Area is proposed at Manila Way to the Albertson Parkway trail which lies at the northern terminus of Manila Way at Curie Drive.
Comment Letter 7

Roland Lebrun
Manila Drive
San Jose
CA 95119
11 November 2009

Comments re:
Santa Teresa County Park Historic Area Traffic and Parking Study dated 10/2/2008

- Page 3: Santa Teresa Boulevard: the correct spelling for “Baily Avenue” is “Bailey Avenue”.  

- Page 5: Albertson Parkway is not a “pedestrian and bike path”. It is a trail in the City of San Jose’s multiuse trail system:
  http://www.sjparks.org/Trails/Albertson/AlbertsonParkway.asp

- Page 6: Manila Drive: following the opening of Albertson Parkway, the City of San Jose plans the following improvements to the north side of Manila Drive:
  o Handicap ramps on both sides of Manila Way & Camino Verde.
  o Camino Verde will be stop-controlled at Manila Drive.
  o Parking will not be allowed within approximately 30 feet of the Camino Verde/Manila Drive intersection on both sides of Camino Verde and on the north side of Manila Drive.

- Page 6: Transit Services and Bicycle Facilities: Albertson Parkway is not a “pedestrian and bike path”. It is a trail in the City of San Jose’s multiuse trail system: http://www.sjparks.org/Trails/Albertson/AlbertsonParkway.asp

- Page 7: Hiking trails “25 to 50 hikers using the trails”. This statement is over simplistic because it refers to the least popular of all trail experiences available in and around the Bernal-Gulnac-Joice Ranch site. Please refer to the picture below, which depicts an Albertson Parkway trail user approaching the park entrance at Manila Way
  (http://www.sjparks.org/Trails/Albertson/AlbertsonParkwayPhotos.asp)”
This picture depicts 4 different trail experiences as follows:

1) The valley floor. Examples are Albertson Parkway and the Santa Teresa Spring trail. These trails are used daily by 100-200 local residents and the traffic is increasing daily following the opening of Albertson Parkway. 100% of users arrive by walking or bicycling from the nearby neighborhood.

2) The Coyote Alamitos Canal Trail (http://www.sjparks.org/Trails/CoyAlamitos/CoyoteAlamitos.asp) is barely visible above the trees in the middle of the picture. Over 100 residents, half of which are dog owners, currently use this trail. 100% of users arrive by walking or bicycling. 75% of users are from the immediate neighborhood and the remainder walk, jog or cycle as far as 2 miles to the park entrance at the top of the ranch parking lot.

3) The Norred trail, which is visible ½ way up the hill. Approximately 50-100 trail users, 2/3rd of which are local residents, frequent this trail.

4) The trail system within the section of Santa Teresa County Park bounded by Bernal Road, Heaton Moor Drive and Manila Drive. Examples are the Joyce & Mine trails and the Vista Loop. 25-50 people, half of which are local residents, frequent these trails.
- Page 7: “According to ranch site staff, most visitors utilize street parking on Manila Drive”. This is incorrect: I personally polled a dozen or so visitors who drove to the ranch and asked them if their preference was to park on Manila Drive or in the ranch parking lot. The response was unanimous: everyone I asked would prefer to park in the ranch parking lot but are unable to do so because the gate is closed.

- Page 10: “The number of pedestrian and bicycle trips in the vicinity of the project would increase slightly”. This is incorrect: the number of pedestrian and bicycle trips in the vicinity of the project is expected to increase significantly.

- Page 10: The addition of curb, gutter and sidewalk improvements on the unimproved side of Curie Drive does not improve the safety of children riding bicycles to school and does not address the recreational needs of the community.

- Page 11: “No additional demand for the park’s trails is anticipated as a result of the project”. This is incorrect: there is a severe lack of access to a community park in the immediate vicinity of the project and it is expected that the new decomposed granite trails within the project site will become de facto extensions of the local trail system. It is expected that the local trail traffic will increase by approximately 200 users a day over a period of time.

- Page 11: The project peak parking demand of 30 parking spaces can be easily accommodated by the parking lot (45 spaces), thereby eliminating the need for an additional 20 parking spaces on Curie Drive. The widening of Curie drive should be reserved for a park strip, which would preserve the rural aspect of the street and isolate pedestrians and bicyclists from oncoming traffic.
Response to Comment Letter 7 – Roland Lebrun  11/11/09

Response 7-1  Comment noted.

Response 7-2  Comment noted. The County Parks Department acknowledges that the City of San Jose considers all citywide trails as multi-use trails.

Response 7-3  Comment noted. See Response 3-11.

The Santa Teresa County Park Historic Area Parking and Traffic Study was completed prior to the completion of the Albertson Parkway and describes the existing roadway conditions at the time. The commenter refers to the City of San Jose’s planned street improvements along the north-side of Manila Drive, which are under the City’s jurisdiction. The County Parks Department will continue to coordinate with the City of San Jose regarding proposed street improvements for streets that border the park. The project does not propose street improvements on the south side Manila Drive.

Response 7-4  See Response 7-2.

Response 7-5  Comment noted. Santa Teresa County Park served an estimated average of 38,638 park visitors per year during the 2006, 2007, and 2008 (County Parks Weekly Activity Report Summary). This estimate includes frequent park activities including hiking/running, equestrian, bikes, picnicking, special events, and attendance at the interpretive site. Approximately 37% of the average annual visitors to the park using the park’s trails were hikers/runners (County Parks Weekly Activity Report Summary). The number of hikers using the trails is an estimate of trail use originating from the Bernal-Gulnac-Joice Ranch site based on the best available data.

Response 7-6  Comment noted regarding nearby trails and neighborhood use of these trails. See Response 7-5 and Master Response 4.

In regards to comment related to the use of the Coyote-Alamitos Canal maintenance road as a trail, the canal and canal maintenance road is owned by SCVWD, and it is not officially designated as part of the trails system for Santa Teresa County Park.

Response 7-7  Comment noted. In regards to the current access to the parking lot and to address the vehicular entry gate at the Bernal-Gulnac-Joice Ranch site, the County Parks Department will review resources and staff availability associated with providing vehicular access to the parking area with Park Rangers opening the vehicular entry gate.

Response 7-8  Comment noted. See Master Response 2.

The proposed plan provides new trails within the Historic Area. It also provides access points and bicycle racks including a proposed new entry point at Manila Way which is intended to provide continuous pedestrian connections with Albertson Parkway. The County Parks Department has recommended two, new shared use decomposed granite pathways within the perimeter of the Historic area and a new
neighborhood-serving recreational trail loop. Future implementation of the site plan would also provide improved roadway access for bicyclists and sidewalks for pedestrians and dog walkers to access the park. Once the roadway and pathway improvements are implemented, pedestrians, dog walkers, and bicyclists would also be able to access the shared-use pathways. A decrease in vehicular use as a result of an increase in the number of pedestrian and bicycle trips to the site would be a beneficial impact.

Response 7-9  
Comment noted. See Master Responses 2 and 4, and Responses 3-11, 4B-2, and 5-1, 5-7.
In regards to the comment related to street improvements along Curie Drive, the proposed street improvements on Curie Drive at San Ignacio Avenue was requested by the City of San Jose to address long standing operational and safety concerns along Curie Drive. In order to alleviate these concerns, the City of San Jose has required that the project’s proposed street improvements match the existing developed roadway sections west of the project site and to be constructed in conjunction with the implementation of the site plan. These improvements would be a benefit to the entire community.

In addition, the County Parks Department has recommended two new shared use decomposed granite pathways within the perimeter of the Historic area to accommodate pedestrians, bicyclists and dog walkers. This new, shared-use pathway for pedestrians, dogs on-leash and bicyclists is intended to provide an additional recreational trail experience and an alternate non-motorized route to the vehicular roadway along Curie Drive.

Response 7-10  
Comment noted. See Responses 5-1 and 7-5.

Response 7-11  
Comment noted. See Responses 3-11, 5-8 and 7-3.
Currently, the City of San Jose does not allow on-street parking along the south side of Curie Drive. The site plan does not recommend on-street parking after street improvements are completed. On-street parking issues including regulatory signage are within the City of San Jose’s jurisdiction. The County Parks Department will continue to coordinate with the City of San Jose regarding proposed street improvements for streets that border the park.
11-12-09

To: Antoinette Romeo, Park Planner

From: Lynne Paulson
Santa Teresa Foothills Neighborhood Association
Email LCPaulson@comcast.net
Phone 408 226 3521

Subject: Comments on Santa Teresa County Park Historic Area Traffic and Parking Study, Memorandum by Hexagon Transportation Consultants, Inc. (October 2, 2008)

The subject document does not take into account community needs and comments on the following areas:

1. The document is inadequate in reference to resolution of community concerns regarding safety for pedestrians, bicyclists and vehicles. The planned project increases traffic including an increase in bus traffic. The flavor of the area is rural at present. To resolve the concerns, the project plan will need to establish safe pathways for pedestrians and bicyclists including protection measures at intersections and streets adjacent to the project area. The community has also requested a trail plan that includes a looped trail for all pedestrians and bicyclists with connections to upper trails in the park.

2. The traffic plan indicates that there would be only slight increase in the number of pedestrian and bicycle trips in the vicinity of the project and only a slight increase in the use of the trails. The basis for this assumption is not provided. It would be desirable to conservatively assume an additional increase in visits from both neighborhood residents and more distant visitors. This would allow the project trail design to support safe passage into and through the project area to meet the needs of the community.
3. The parking lot at the Bernal-Gulac-Joice Ranch has very restrictive hours as depicted in the below photo. The parking may be inadequate unless both the Bernal-Gulac-Joice Ranch parking lot and the new parking lot have more available hours that meet the community and visitor needs.

In addition, the report does not state the basis for number of hikers using the trails. Is this based on observation, if so under what circumstances?
Response 8-1  

Comment noted. See Master Responses 2 and 4, Response 3-7, 3-10, 3-11, 3-15, 4B-2, 4B-5, 5-1, 5-3, 5-7, 5-9, 6E-2.

The purpose of the Santa Teresa County Park Historic Area Parking and Traffic Study was to provide an assessment of the characteristics of the surrounding roadway network and to provide analysis with regards to trip generation, site access, and parking. In regards to comments related to potential traffic hazards to pedestrians, bicyclists and vehicles on Manila Drive, Curie Drive and Heaton Moore, the Traffic and Parking Study prepared by Hexagon Traffic Consultants, Inc. did not indicate an increased level of service that would require modifications to the proposed site plan improvements.

The proposed street improvements on Curie Drive at San Ignacio Avenue was requested by the City of San Jose to address long standing operational and safety concerns along Curie Drive. In order to alleviate these concerns, the City of San Jose has required that the project’s proposed street improvements match the existing developed roadway sections west of the project site and to be constructed in conjunction with the implementation of the site plan. The County Parks Department will collaborate with the City of San Jose Transportation Department regarding the design details during the design development phase once the project is funded for implementation.

Issues regarding street improvements, on-street parking, street safety and protection measures such as crosswalks and regulatory signage on streets adjacent to the park are under the City of San Jose’s jurisdiction. The County Parks Department will collaborate with the City of San Jose Transportation Department regarding the design details during the design development phase once the project is funded for implementation.

On October 28, 2009, the County Parks Department met with representatives of the Santa Teresa Foothills Neighborhood Association, neighbors and park advocates to discuss the site plan recommendations and proposed additional decomposed pathways which include a new neighborhood-serving recreational loop. The community supported the Parks Department’s recommendations which resolved the communities’ concerns about safety and their recreational trail needs.

The community will be provided additional opportunity to review design details when the County Parks Department prepares the design and construction documents during the project implementation phase.

Response 8-2  

Comment noted. See Responses 3-11, 4B-2, 4B-5, 5-1, 5-7.

The proposed plan provides new trails within the Historic Area. It also provides access points and bicycle racks at entry points. The County Parks Department has recommended two, new shared use decomposed granite pathways within the perimeter of the Historic area and a new neighborhood-serving recreational trail loop. Future implementation of the site plan would also provide improved roadway...
access for bicyclists and sidewalks for pedestrians and dog walkers to access the park. Once the roadway and pathway improvements are implemented, pedestrians, dog walkers, and bicyclists would also be able to access the shared-use pathways. A decrease in vehicular use as a result of an increase in the number of pedestrian and bicycle trips to the site would be a beneficial impact.

In regards to the comment related to the basis of the assessment that there would be only slight increases to the use of trails and pedestrian and bicycle trips, the assessments are based on professional transportation and traffic analyses.

Comment noted. The County Parks Department will review the resources and staff availability for addressing additional hours of vehicular access to open and close the entry gate to the existing parking area at the Bernal-Gulnac-Joice Ranch site.

The proposed staging area/parking lot in the project area will be open during regular park hours which are between 8:00 am and sunset seven days a week.

In regards to the estimated number of trail users referred on page seven of the report, the number of hikers is an estimate of trail use originating from the Bernal-Gulnac-Joice Ranch site based on the best available data. Santa Teresa County Park served an estimated average of 38,638 park visitors per year during the 2006, 2007, and 2008 (County Parks Weekly Activity Report Summary). This number includes frequent park activities including hiking/running, equestrian, bikes, picnicking, special events, and attendance at the interpretive site. Approximately 37% of the average annual visitors to the park using all park trails were hikers/runners (County Parks Weekly Activity Report Summary).