

EXHIBIT A

INTRODUCTION

This Environmental Impact Report (EIR) Second Supplement was prepared to address the impacts on open space of a project known as The Golf Club at Boulder Ridge. Boulder Ridge is proposed as a semi-private, 18-hole golf course and clubhouse development on approximately 202 acres. The property is located at the tip of the Santa Teresa Hills, easterly of Almaden Expressway, between Winfield Boulevard and Redmond Avenue.

The first EIR done for this project evaluated the impacts of a golf course, conference facilities, overnight accommodations, and 86 housing units. That project was before the City of San Jose. The Environmental Impact Report, entitled Boulder Ridge General Plan Amendment (GP90-10-6), was found complete and in compliance with CEQA by the City of San Jose Planning Commission on October 22, 1990. The project itself, however, was denied by the City.

Garcia Development Company subsequently approached Santa Clara County with a proposal for an 18-hole golf course, without overnight accommodations or housing. A Draft Environmental Impact Report Supplement on the golf course was prepared and circulated for public review in September, 1992. The report was reviewed at public hearings before the County of Santa Clara Planning Commission on October 1, 1992, and January 7, 1993.

The County Planning Commission found that the EIR Supplement was complete and in compliance with CEQA, certified the Final EIR Supplement, and granted a Conditional Use Permit for the proposed golf course. The decision of the Planning Commission was subsequently appealed to the Board of Supervisors. That appeal was considered at a public hearing before the Board of Supervisors on February 23, 1993, at which time the Board certified the Final EIR Supplement and approved a Conditional Use Permit for the project.

The adequacy of the Final EIR Supplement was challenged in court by property owners in the area. (Santa Clara County Superior Court No. 730166). On November 30, 1993, the Court ordered that additional information be added to the Final EIR Supplement "...to address, discuss, and analyze all proposed mitigation measures to the impact on loss of open space," including the proposed Right of First Refusal Agreement. This Second Supplement is intended to fulfill the Court's requirement.

The Supplement will focus on the open space issue. It will begin with a discussion of what open space is, and what constitutes a loss of open space. There will be a discussion of local government's authority to protect open space. The document will then describe the various options for mitigating the loss of open space. Within the detailed analysis of each of these mitigation measures, the text will outline exactly what the mitigation measure is, what it is intended to do, and what it cannot or does not do.

This Second Supplement, discussing the proposed open space mitigation measures, will be circulated to the public for a period of 45 days as required by CEQA. Comments made in regard to this document during that review period will be responded to in a "Final Second Supplement" document. The Board of Supervisors will consider certification of the Final Second Supplement at a noticed public hearing. At that time, the Board may select one or more of the proposed mitigation measures outlined in the text to become conditions of the Use Permit for the golf course. The Board may take formal action at the hearing to modify the previously granted Use Permit to incorporate one or more of these mitigation measures, or may elect to reinstate the Use Permit as previously granted.

A Draft Environmental Impact Report Second Supplement was prepared and circulated for public review from March 21, 1994 to May 5, 1994. Written comments were received and responses to the comments and text revisions were prepared. The report was reviewed at public hearings before the County of Santa Clara Board of Supervisors on August 2, 1994 and September 20, 1994.

Copies of the comments and responses and the text revisions are included with this report. The text revisions have been incorporated into this report. The Board found that the EIR Second Supplement was complete and in compliance with CEQA, and recertified the Final EIR Supplement.

The Final Environmental Impact Report Second Supplement is comprised of the following:

- Draft EIR Second Supplement - March 15, 1994
- Addendum - June 22, 1994
 - Written comments, responses, and revisions to the text
- Addendum - September 2, 1994
 - Clarification of alternative mitigation measures
- Final Addendum - November 2, 1994
 - Written comments, responses, and revisions to the text
 - Summary of the Board of Supervisors meeting, August 2, 1994
 - Summary of the Board of Supervisors meeting, September 20, 1994
 - Summary of the Board of Supervisors meeting, November 1, 1994